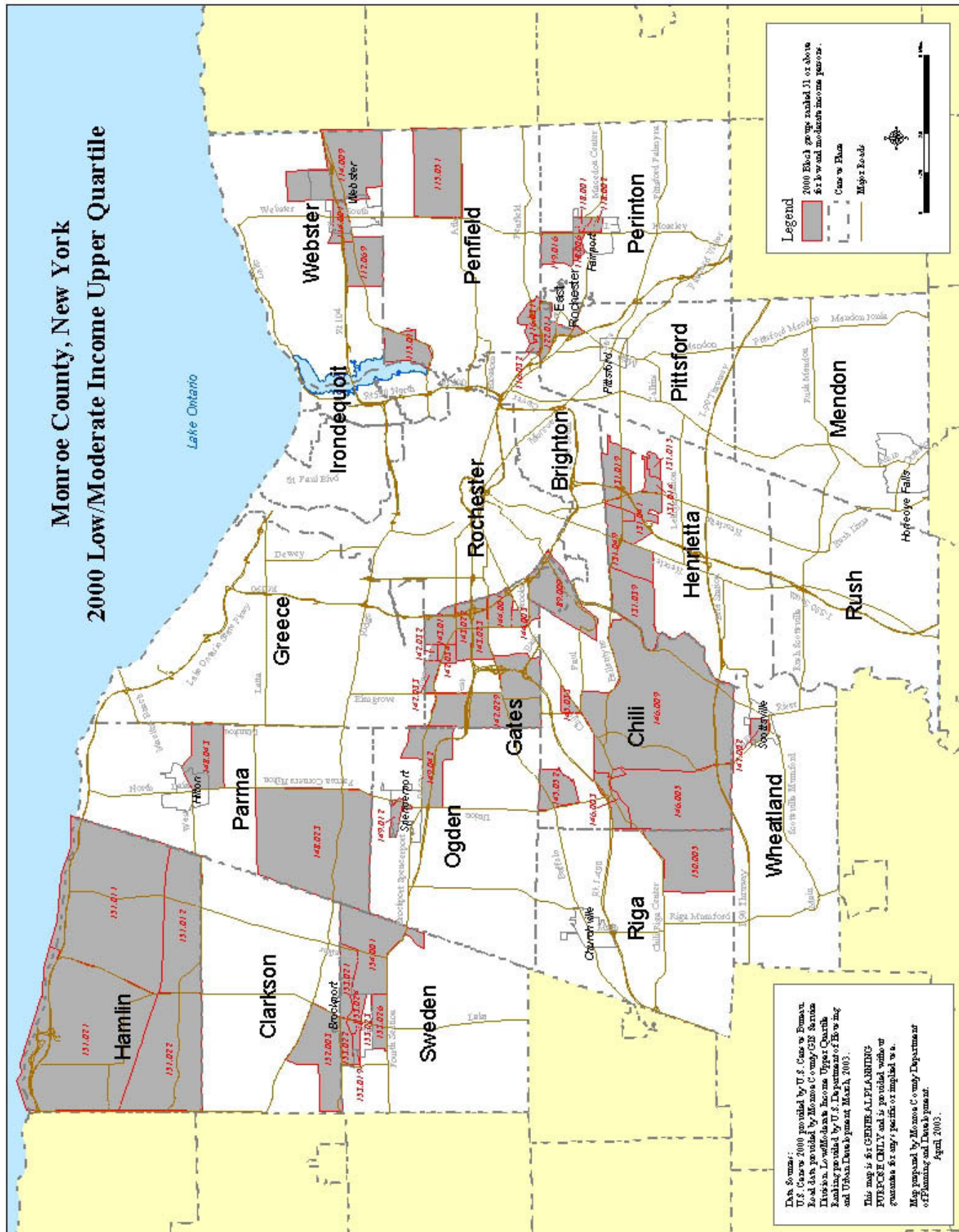


5 Year Strategic Plan APPENDIX

Contents

- Low-Mod Area Map
- Affordable Rental Housing Projects List
- Affordable Rental Housing Projects Map
- Charts of Assisted Housing Units as of 1998
- Demographics Charts
- Housing Conditions and Costs Charts
- Housing Market Analysis Charts

Monroe County, New York 2000 Low/Moderate Income Upper Quartile



Affordable Housing Projects Funded in Partnership with Monroe County
(Department of Planning and Development - Community Development Administration)

NUMBER	CLASSIFICATION	PROJECT NAME	ADDRESS	TYPE
1	New Construction	Rose Hollow Apartments	29 Durant Place, Fairport (Village), NY	E
2	New Construction	Westminster Place	85 Linhome Rd., W. Henrietta, NY	F
3	New Construction	Red Maple Apartments	55 Linhome Rd., W. Henrietta, NY	D
4	Re-Development	Lincoln Court Apartments	84-88 Main St., Brockport, NY	F
5	New Construction	Park Place (Hilton Homes)	Hillside Dr. , Hilton, NY	F
6	Rehabilitation	Brockport Rental Rehab. Project*	43 Fayette St. , Brockport, NY	F
7	Re-Development	Maple Ridge Mobile Home Park (Cooperative),	20 Alice Lane, Brockport, NY	F
8	New Construction	Clarkson Community Residence (Lifetime Assistance Inc.)	3884 Sweden Walker Rd., Brockport, NY	D
9	New Construction	Royal Gardens Apartments	100 Royal Garden Way, Brockport, NY	E
10	New Construction	AHEPA #67 Apartments	100 Ahepa Circle, Webster, NY	E
11	New Construction	Blossom Village Apartments	1275 Blossom Rd., Rochester, NY	D
12	New Construction	St. Jude's Apartments	4075 Lyell Rd., Spencerport, NY	E
13	New Construction	College Greene Senior Apartments	45 College Greene Dr., N. Chili, NY	E
14	New Construction	Union Meadows Apartments	2-66 Linnea Lane, Chili, NY	F/E
15	New Construction	Hamlin Station Apartments	1387 Lake Rd., Hamlin, NY	F
16	Re-Development	Hamlin Apartments	1703 Lake Rd., Hamlin, NY	F
17a	Replacement	Replacement Housing	989 Wheatland Center Rd., Wheatland, NY (demolished)	F
17b	Replacement	Replacement Housing	454 North Rd., Scottsville, NY (replacement)	F
17c	Replacement	Replacement Housing	41 Brian Drive, Chili, NY	E
17d	Replacement	Replacement Housing	57 Lester St., Chili, NY	F
17e	Replacement	Replacement Housing	143 W. Hickory St., East Rochester, NY	F/D
17f	Replacement	Replacement Housing	51 Castleford Rd., Greece, NY	D
17g	Replacement	Replacement Housing	132 Clearview Dr., Greece, NY	F/D
17h	Replacement	Replacement Housing	1143 N. Hamlin Rd., Hamlin, NY	E
17i	Replacement	Replacement Housing	8301 Ridge Rd., Clarkson, NY	F
18	Re-Development	Roselawn Senior Shared-Living Residence	41 Roselawn Ave., Fairport (Village), NY	E
19a	Acquisition/Rehab.	Windsor Woods - IRA Condominium	25 Hobbs Lane, Ogdén, NY	D
19b	Acquisition/Rehab.	Windsor Woods - IRA Condominium	73 Windsorshire Dr., Ogdén, NY	D
19c	Acquisition/Rehab.	Windsor Woods - IRA Condominium	88 Norwich Dr., Ogdén, NY	D
20	New Construction	Brianwood Place	2-64 Nathaniel Drive, Scottsville, NY	F
21	New Construction	Seldon Square Apartments	99 Sunset Center Lane, Clarkson, NY	F
22	New Construction	Jefferson Park Apartments	120 Jefferson Ave., Fairport (Town of Perinton), NY	E

23	New Construction	West Town Village	60 Hendrix Rd., West Henrietta, NY	E
24	New Construction	Ada-Ridge Court	1311 Long Pond Rd., Greece, NY	E
25	Re-Development	IRA Community Residence	1305 State Road, Webster, NY	D
26	Re-Development	IRA Community Residence	4466 Buffalo Road, N. Chili, NY	D
27	New Construction	Canal Place	82-110 Samuel Way, Greece, NY (UC)	F

*One example of 33 Rental Rehabilitation Projects producing **92** rental units throughout County towns and villages.

E - Elderly **F - Family** **D-Developmentally Disabled** **U/C - Under Construction**

Affordable Housing Projects Funded in Partnership with Monroe County (Department of Planning and Development - Community Development Administration)

NUMBER	CLASSIFICATION	PROJECT NAME	ADDRESS	TYPE
28	New Construction	IRA Community Residence	827 Turk Hill Road, Fairport (Village), NY	D
29	New Construction	IRA Community Residence	11 Lonesome Road, Fairport (Town of Perinton), NY	D
30	Re-Development	Fairport Crosman Senior Apartments	42 East Avenue, Fairport (Village), NY	E
31	Rehabilitation	Kathlyn Gardens	1330-1340 Portland Ave. Irondequoit / Rochester, NY	F
32	New Construction	St. Andrew's Apartments	1180 Buffalo Rd., Gates, NY	D
33	New Construction	Seldon Square Apartments - Phase II	125 Sunset Center Lane, Clarkson, NY	F
34	New Construction	LAI - IRA Community Residence	541 Island Cottage Rd., Greece, NY	D
35	New Construction	Hobie Creek Apartments	111 & 135 Brower Rd., Irondequoit, NY	E
36	New Construction	Northfield Senior Enriched Housing	Five Mile Line Road, Fairport (Town of Perinton), NY	E
37	New Construction	Union Park Apartments	49 Union Square Boulevard, Rochester (Town of Chili), NY	E
38	New Construction	Elmgrove Place	200 Crerand Circle, Rochester (Town of Gates), NY	E
39	New Construction	LAI - IRA Community Residence	1108 North Greece Road (Town of Greece), NY	D

E - Elderly **F - Family** **D-Developmentally Disabled** **UC - Under Construction**

Affordable Housing Projects In Monroe County



Maggie Brooks
County Executive

- Legend**
- Monroe County Funded Projects
 - Replacement Housing
 - IRA Condominiums
 - Other Projects
 - Town Boundaries
 - Federal Roads
 - Major Water

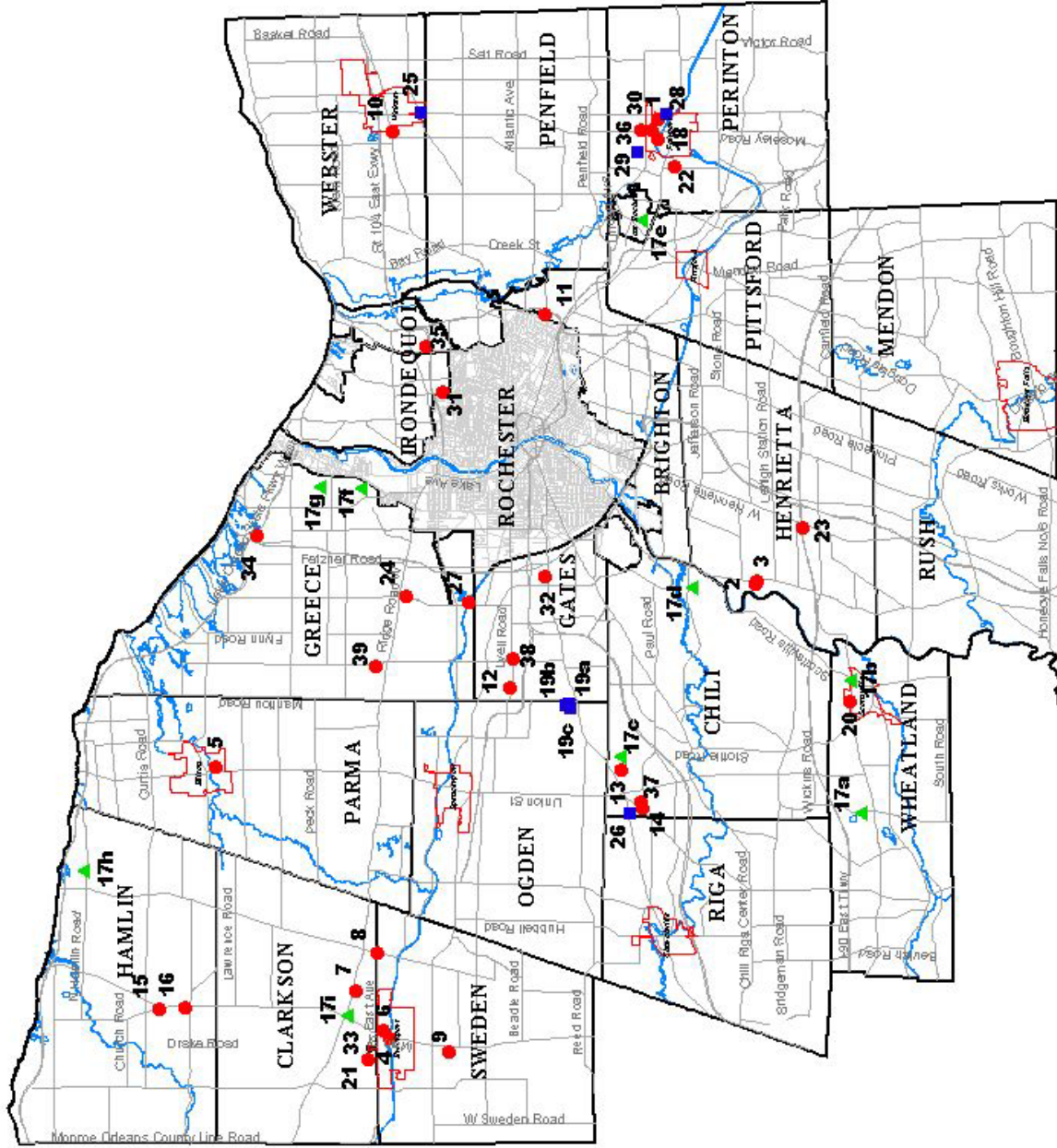
Data Sources:
Monroe County
Housing Council
March 2005

Notes:
Data: April 2005

For planning purposes only
This data is provided without
guarantee for any specific
application



Scale
1:257,165



Number of Assisted Housing Units in Monroe County as of 1998

	Total Number of Units	City of Rochester	Suburban Monroe County
Elderly/Disabled Units	6,789	4,860	1,929
General Units	8,633	5,618	3,015
Unit Type Not Reported	658	424	234
TOTAL UNITS IN INVENTORY:	16,080	10,902	5,178
1 Bedroom	8,217	5,785	2,432
2 Bedrooms	4,115	2,539	1,576
3 Bedrooms	1,692	1,071	621
4+Bedrooms	419	314	105
Unit Size Not Reported	1,637	1,193	444

Source: Inventory of Assisted Rental Housing In Monroe County, 1998

Number of Assisted Housing Units in Monroe County as of 1998

	Brighton	Chili	Clarkson	Gates	Greece	Hamlin	Henrietta	Irondequoit
Elderly/Disabled Units	23	114	121	347	172	62	252	180
General Units	0	364	0	0	780	20	124	396
Unit Type Not Reported	0	0	0	0	1	0	214	2
TOTAL UNITS IN INVENTORY:	23	478	121	347	953	82	590	578
1 Bedroom	19	194	78	343	242	67	247	216
2 Bedrooms	4	212	42	3	372	15	5	359
3 Bedrooms	0	56	0	0	198	0	124	1
4+Bedrooms	0	16	0	0	28	0	0	0
Unit Size Not Reported	0	0	1	1	113	0	214	2

Source: Inventory of Assisted Rental Housing In Monroe County, 1998

Number of Assisted Housing Units in Monroe County as of 1998

	Mendon	Ogden	Parma	Penfield	Perinton	Sweden	Webster	Wheatland
Elderly/Disabled Units	124	0	40	70	124	102	174	24
General Units	0	1	0	375	509	9	425	12
Unit Type Not Reported	0	0	12	0	0	5	0	0
TOTAL UNITS IN INVENTORY:	124	1	52	445	633	116	599	36
1 Bedroom	56	0	40	160	366	80	300	24
2 Bedrooms	0	1	0	199	151	2	199	12
3 Bedrooms	0	0	0	71	90	1	80	0
4+Bedrooms	0	0	0	15	26	0	20	0
Unit Size Not Reported	68	0	12	0	0	33	0	0

Source: Inventory of Assisted Rental Housing In Monroe County, 1998

Monroe County

2005 – 2010 Strategic Plan

Demographics Charts

Median Income for Towns in Monroe County in 1990 and 2000

	Median Income			Change in Median Income (1999 Dollars)	Percent Change in Median Income (1999 Dollars)
	1989	1989 Adjusted for Inflation (1999 Dollars) *	1999		
Brighton	\$ 41,458	\$ 53,807	\$ 52,066	-\$1,741	-3.2%
Chili	\$ 43,848	\$ 56,909	\$ 55,097	-\$1,812	-3.2%
Clarkson	\$ 42,015	\$ 54,530	\$ 53,438	-\$1,092	-2.0%
East Rochester	\$ 30,442	\$ 39,509	\$ 39,221	-\$288	-0.7%
Gates	\$ 37,251	\$ 48,347	\$ 45,709	-\$2,638	-5.5%
Greece	\$ 40,204	\$ 52,179	\$ 48,355	-\$3,824	-7.3%
Hamlin	\$ 37,096	\$ 48,145	\$ 49,987	\$1,842	3.8%
Henrietta	\$ 40,404	\$ 52,439	\$ 51,081	-\$1,358	-2.6%
Irondequoit	\$ 37,003	\$ 48,025	\$ 45,276	-\$2,749	-5.7%
Mendon	\$ 50,952	\$ 66,129	\$ 76,369	\$10,240	15.5%
Ogden	\$ 43,806	\$ 56,854	\$ 59,240	\$2,386	4.2%
Parma	\$ 41,623	\$ 54,021	\$ 53,189	-\$832	-1.5%
Penfield	\$ 47,023	\$ 61,029	\$ 63,223	\$2,194	3.6%
Perinton	\$ 51,231	\$ 66,491	\$ 69,341	\$2,850	4.3%
Pittsford	\$ 69,574	\$ 90,297	\$ 88,232	-\$2,065	-2.3%
Riga	\$ 44,031	\$ 57,146	\$ 58,842	\$1,696	3.0%
Rochester	\$ 22,785	\$ 29,572	\$ 27,123	-\$2,449	-8.3%
Rush	\$ 52,659	\$ 68,344	\$ 67,632	-\$712	-1.0%
Sweden	\$ 32,932	\$ 42,741	\$ 44,151	\$1,410	3.3%
Webster	\$ 45,278	\$ 58,765	\$ 58,746	-\$19	0.0%
Wheatland	\$ 39,888	\$ 51,769	\$ 55,239	\$3,470	6.7%
Monroe County	\$ 35,337	\$ 45,863	\$ 44,891	-\$972	-2.1%

SOURCE: U.S. Census 1990 and 2000

*NOTE: The Bureau of Labor Statistics released revised CPI-U-RS values in April 2002: 187.0 for 1989 and 242.7 for 1999. Based on these revisions, the factor to adjust to 1999 constant dollars would be 242.7/187.0, or 1.297861.

Population Earning Less than 80% of the Area Median Income (AMI)

	Population Earning Less than 80% of AMI	Percent of Population
Monroe County:	282,933	39.9%
City of Rochester	137,554	65.4%
Monroe County Outside the City of Rochester:	145,379	29.2%
Inner-ring Suburban Towns*	70,343	33.9%
Outer-ring Suburban Towns**	51,291	24.5%
Rural Towns***	23,745	29.1%
Monroe County Towns:		
Brighton	9,343	27.5%
Chili	7,883	29.1%
Clarkson	1,752	30.2%
East Rochester	2,907	44.9%
Gates	11,281	38.8%
Greece	31,601	33.9%
Hamlin	3,538	38.0%
Henrietta	10,639	31.9%
Irondequoit	18,118	35.2%
Mendon	1,708	20.6%
Ogden	4,462	24.6%
Parma	4,548	31.0%
Penfield	8,368	24.7%
Perinton	8,925	19.6%
Pittsford	3,518	14.1%
Riga	1,396	25.8%
Rush	499	15.0%
Sweden	4,513	39.1%
Webster	9,051	24.0%
Wheatland	1,329	25.9%

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

NOTE: The calculation for Percent of Population utilizes the “Low/Mod Universe” as defined by HUD, which excludes college students. This is not the percent of the total population.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland

Families Earning Less than 80%, 50% and 30% of the Area Median Income (AMI)

	Families Earning Less than 80% AMI		Families Earning Less than 50% AMI		Families Earning Less than 30% AMI	
	Total Families	Percent of Families	Total Families	Percent of Families	Total Families	Percent of Families
Monroe County:	64,241	34.8%	34,427	18.7%	17,648	9.6%
City of Rochester	30,110	63.8%	20,454	43.4%	12,325	26.1%
Monroe County Outside the City of Rochester:	34,131	24.9%	13,973	10.2%	5,323	3.9%
Inner-ring Suburban Towns*	16,610	29.2%	6,815	12.0%	2,719	4.8%
Outer-ring Suburban Towns**	11,959	20.5%	4,917	8.4%	1,795	3.1%
Rural Towns***	5,562	25.0%	2,241	10.1%	809	3.6%
Monroe County Towns:						
Brighton	1,804	20.8%	752	8.7%	308	3.5%
Chili	1,984	26.3%	677	9.0%	188	2.5%
Clarkson	437	27.6%	179	11.3%	80	5.1%
East Rochester	642	39.5%	289	17.8%	144	8.9%
Gates	2,787	34.6%	1,141	14.2%	476	5.9%
Greece	7,743	30.1%	3,074	11.9%	1,174	4.6%
Hamlin	881	34.8%	474	18.7%	189	7.5%
Henrietta	2,169	25.5%	908	10.7%	324	3.8%
Irondequoit	4,276	29.9%	1,848	12.9%	761	5.3%
Mendon	407	17.3%	192	8.2%	50	2.1%
Ogden	1,098	21.8%	360	7.2%	119	2.4%
Parma	1,149	28.5%	402	10.0%	100	2.5%
Penfield	2,100	21.8%	844	8.8%	309	3.2%
Perinton	2,050	15.8%	859	6.6%	299	2.3%
Pittsford	867	11.8%	394	5.4%	150	2.0%
Riga	354	23.3%	108	7.1%	59	3.9%
Rush	110	11.0%	53	5.3%	8	0.8%
Sweden	829	30.0%	329	11.9%	151	5.5%
Webster	2,147	20.1%	946	8.9%	381	3.6%
Wheatland	297	20.8%	144	10.1%	53	3.7%

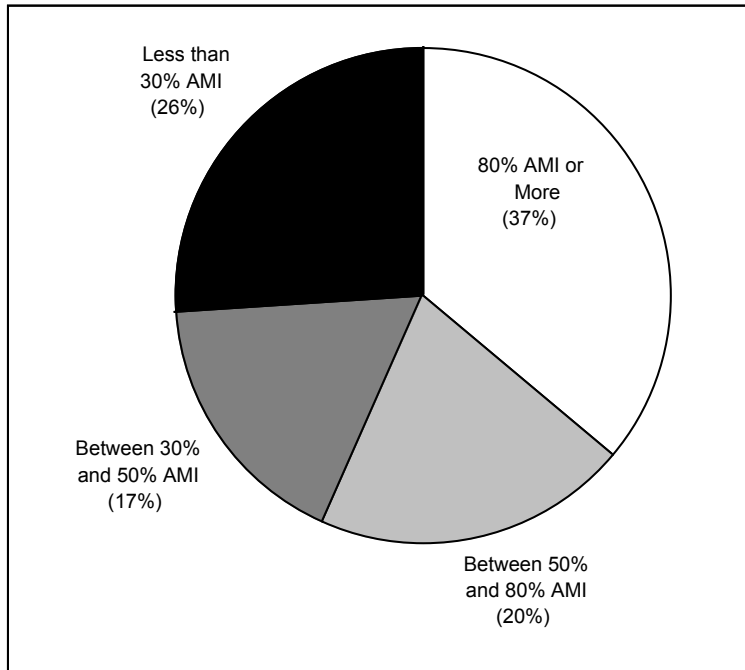
SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

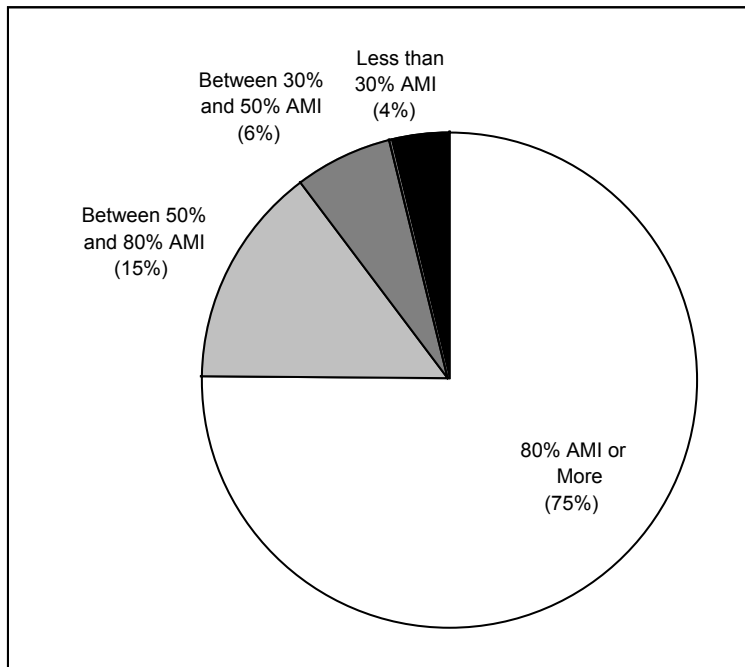
** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

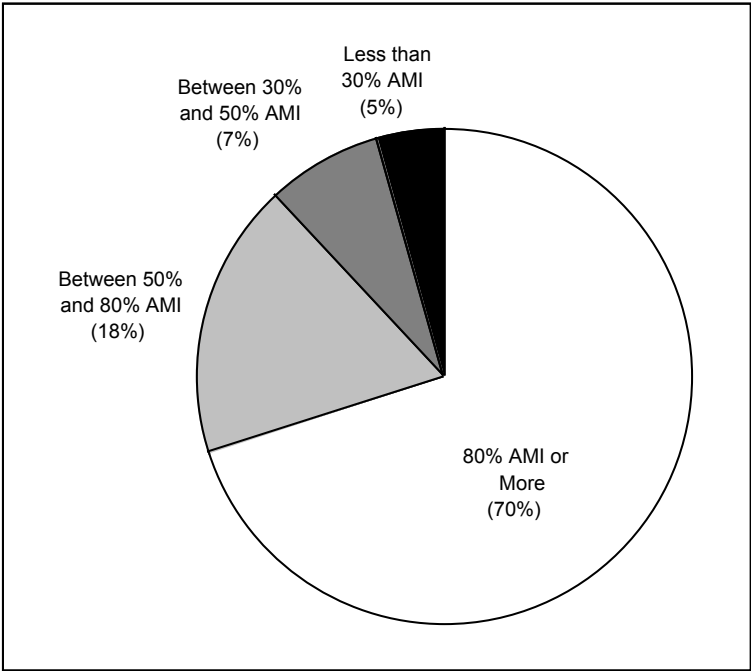
Income of Families in the City of Rochester



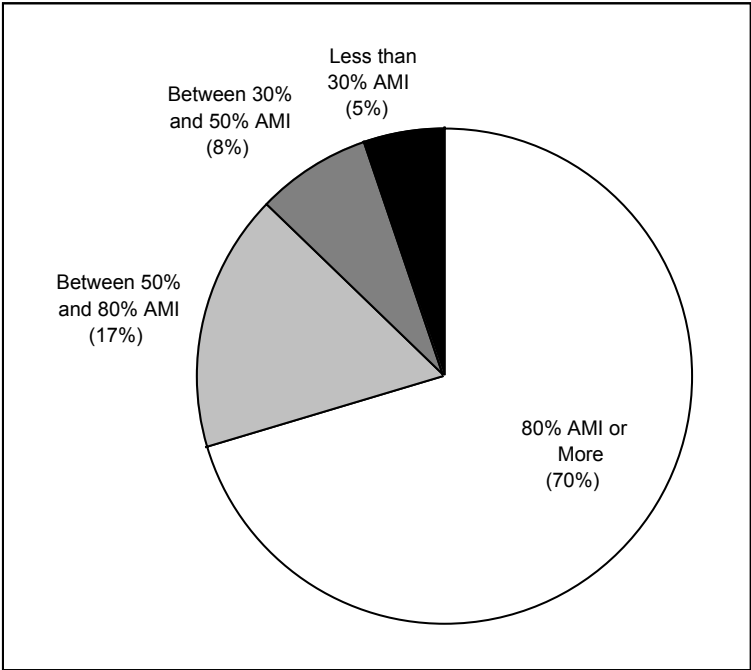
Income of Families in Suburban Monroe County



Income of Families in Greece

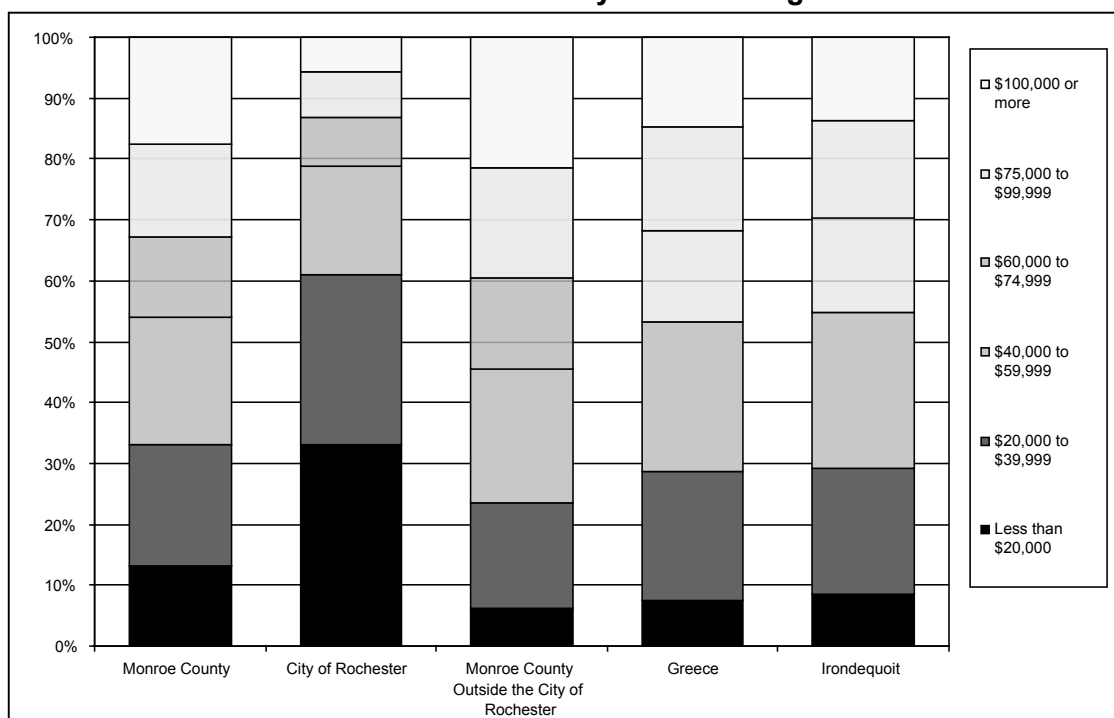


Income of Families in Irondequoit



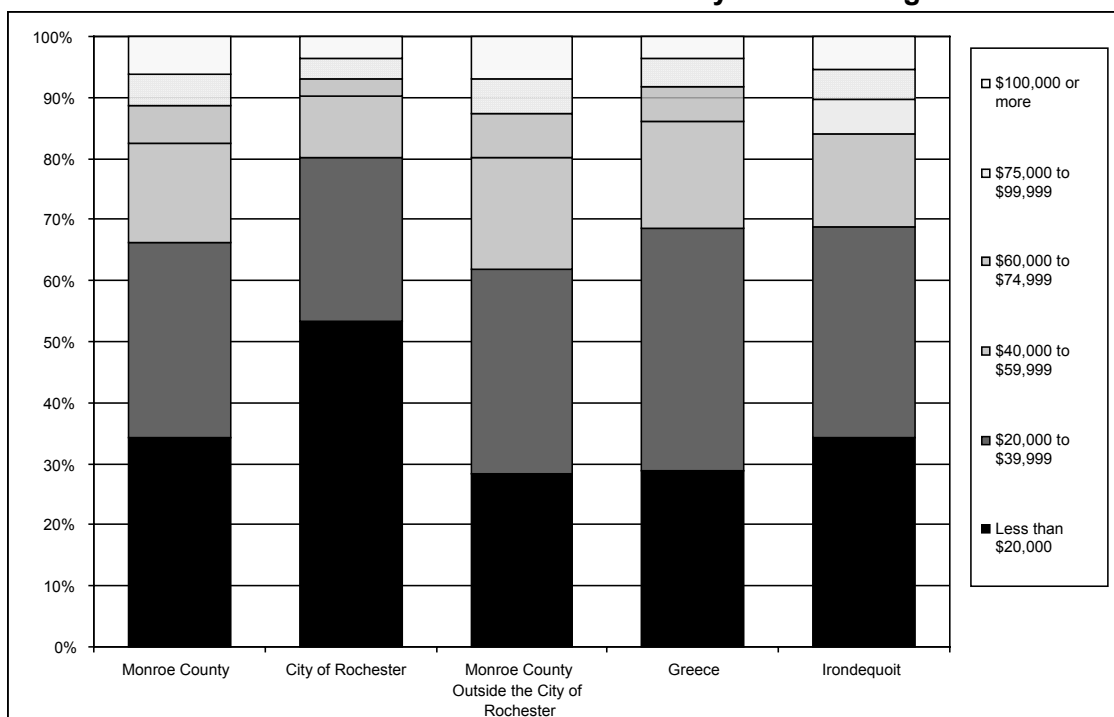
SOURCE: Analysis of 2000 U.S. Census by The Housing Council

Percent of Families by Income Ranges



SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

Percent of Households with Seniors by Income Ranges



SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

NOTE: Includes all households with a person 65 years or older.

Poverty Status:

Poverty

Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

The poverty status of a household is determined by whether or not their "Total income" falls above or below the Poverty Income threshold for the number of people in their household. Total Income is the sum of the amounts reported separately for wages, salary, commissions, bonuses or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support or alimony.

The thresholds for poverty level are different than another commonly used income threshold of 30% of Area Median Family Income. Thresholds are shown below for the poverty income and 30% of AMI by household size for 2004 for comparison:

<u>Household Size</u>	<u>Poverty Income</u>	<u>30% AMI</u>
1	\$9,310	\$12,350
2	\$12,490	\$14,100
3	\$15,670	\$15,900
4	\$18,850	\$17,650
5	\$22,030	\$19,050
6	\$25,210	\$20,450
7	\$28,390	\$21,850
8	\$31,570	\$23,300

Population Below Poverty Level

	Population		Seniors Over 65		Children Under 18	
	Below Poverty Level	Poverty Rate	Below Poverty Level	Poverty Rate	Below Poverty Level	Poverty Rate
Monroe County	79,311	11.2%	6,681	7.4%	29,377	15.9%
City of Rochester	54,713	25.9%	2,983	15.4%	22,927	37.9%
Monroe County Outside the City of Rochester:	24,598	4.9%	3,698	5.3%	6,450	5.2%
Inner-ring Suburban Towns*	10,996	5.3%	2,184	6.0%	3,094	6.5%
Outer-ring Suburban Towns**	9,444	4.5%	1,145	4.3%	2,301	4.2%
Rural Towns***	4,158	5.1%	369	4.8%	1,055	4.7%
Monroe County Towns:						
Brighton	2,080	6.1%	310	5.2%	345	4.9%
Chili	974	3.6%	83	2.5%	281	4.0%
Clarkson	288	4.9%	42	7.6%	86	4.9%
East Rochester	619	9.3%	52	5.3%	179	11.4%
Gates	1,617	5.6%	336	6.8%	394	6.1%
Greece	4,505	4.8%	772	5.5%	1,610	6.9%
Hamlin	565	6.0%	10	1.7%	200	7.0%
Henrietta	3,045	9.1%	117	3.3%	545	7.0%
Irondequoit	2,794	5.4%	766	6.8%	745	6.7%
Mendon	251	3.0%	57	6.3%	78	3.3%
Ogden	498	2.7%	42	2.6%	127	2.5%
Parma	610	4.1%	74	5.0%	241	5.9%
Penfield	1,260	3.7%	238	5.0%	359	4.0%
Perinton	1,335	2.9%	171	3.4%	384	3.1%
Pittsford	727	2.9%	245	6.2%	199	2.9%
Riga	208	3.8%	55	10.7%	37	2.4%
Rush	17	0.5%	-	0.0%	4	0.5%
Sweden	1,539	13.3%	77	7.3%	190	7.1%
Webster	1,484	3.9%	239	4.9%	354	3.6%
Wheatland	182	3.5%	12	2.0%	92	6.9%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Families Below Poverty Level

	Families Below Poverty Level	Poverty Rate for Families
Monroe County	15,236	8.2%
City of Rochester	11,148	23.4%
Monroe County Outside the City of Rochester:	4,088	3.0%
Inner-ring Suburban Towns*	2,101	3.7%
Outer-ring Suburban Towns**	1,366	2.3%
Rural Towns***	621	2.8%
Monroe County Towns:		
Brighton	265	3.0%
Chili	157	2.0%
Clarkson	50	3.1%
East Rochester	102	6.2%
Gates	346	4.3%
Greece	939	3.6%
Hamlin	121	4.7%
Henrietta	274	3.2%
Irondequoit	551	3.8%
Mendon	50	2.1%
Ogden	104	2.0%
Parma	88	2.2%
Penfield	227	2.3%
Perinton	230	1.8%
Pittsford	108	1.5%
Riga	51	3.3%
Rush	8	0.8%
Sweden	118	4.3%
Webster	268	2.5%
Wheatland	31	2.1%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

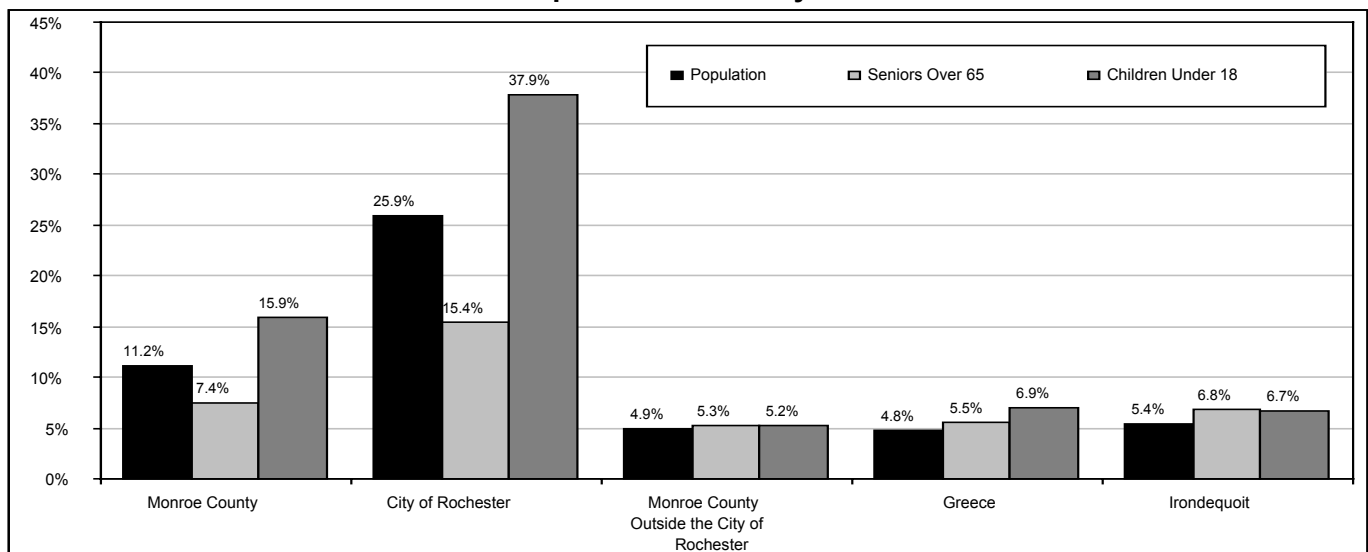
*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Percent of Population Below Poverty Level by Race and Ethnicity

	Poverty Rate by Race and Ethnicity			
	White, Non- Hispanic	Black	Hispanic	Minority
Monroe County	6.0%	30.1%	34.5%	28.4%
City of Rochester	14.6%	33.6%	41.8%	34.5%
Monroe County Outside the City of Rochester:	4.3%	11.2%	14.9%	11.5%
Monroe County Towns:				
Brighton	4.3%	13.1%	29.6%	16.2%
Chili	3.5%	2.3%	8.5%	4.4%
Clarkson	4.2%	15.6%	16.7%	13.8%
East Rochester	8.6%	19.7%	7.8%	21.7%
Gates	5.3%	9.3%	3.5%	7.3%
Greece	4.0%	20.9%	10.2%	14.3%
Hamlin	5.4%	30.8%	7.6%	19.8%
Henrietta	8.0%	5.9%	23.4%	14.8%
Irondequoit	4.4%	18.3%	24.5%	16.3%
Mendon	3.1%	0.0%	0.0%	0.0%
Ogden	2.8%	2.1%	12.4%	2.6%
Parma	3.5%	21.1%	6.9%	21.2%
Penfield	3.4%	1.0%	13.0%	7.3%
Perinton	2.7%	4.9%	5.9%	5.9%
Pittsford	3.0%	0.0%	0.3%	1.1%
Riga	3.9%	11.8%	0.0%	3.1%
Rush	0.5%	0.0%	0.0%	0.0%
Sweden	13.0%	6.7%	36.1%	16.7%
Webster	3.6%	9.8%	11.7%	9.7%
Wheatland	2.7%	17.8%	0.0%	13.5%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Comparison of Poverty Rates



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

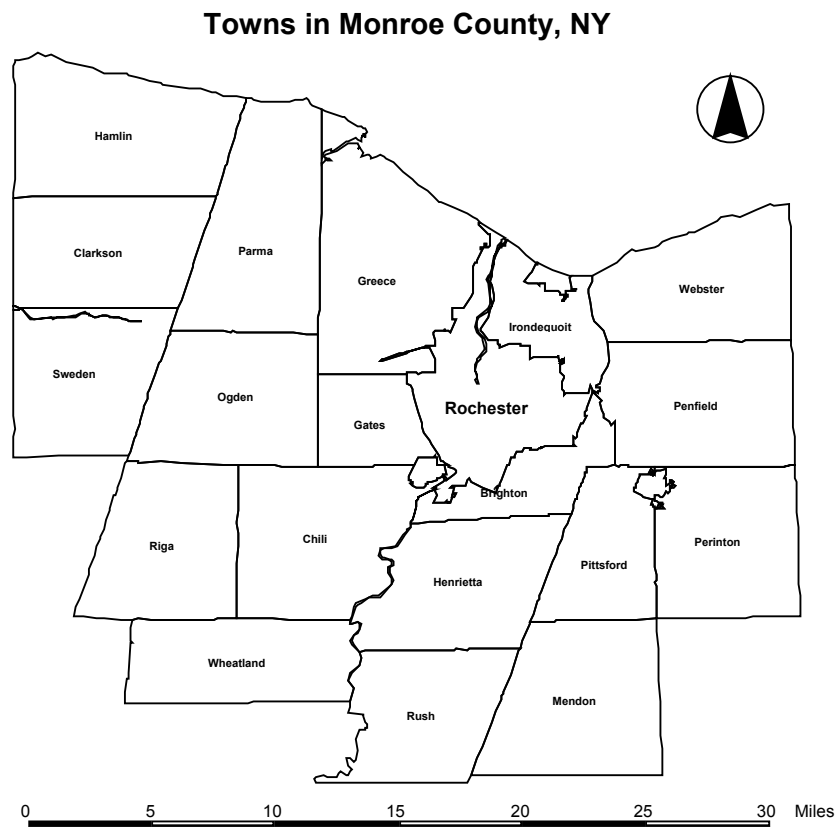
Poverty Status of Population 16 Years and Over with Disabilities

	Disabled Population Over 16 with Income Below Poverty Level	Percent of Disabled Population Over 16 for Whom Poverty Status is Determined
Monroe County:	19,634	18.1%
City of Rochester	13,694	30.1%
Monroe County Outside the City of Rochester:	5,940	9.4%
Inner-ring Suburban Towns*	2,638	8.8%
Outer-ring Suburban Towns**	2,418	10.2%
Rural Towns***	884	9.5%
Monroe County Towns:		
Brighton	424	9.8%
Chili	186	6.0%
Clarkson	45	6.1%
East Rochester	232	19.4%
Gates	341	7.1%
Greece	1,099	8.5%
Hamlin	128	10.8%
Henrietta	648	15.2%
Irondequoit	774	9.7%
Mendon	54	7.1%
Ogden	97	5.1%
Parma	194	9.7%
Penfield	360	9.1%
Perinton	294	6.5%
Pittsford	216	9.3%
Riga	66	11.3%
Rush	-	0.0%
Sweden	261	18.9%
Webster	482	11.1%
Wheatland	39	7.7%

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

Population Change in Monroe County from 1990 to 2000

Since 1960 there has been a dramatic shift in population away from the City. The population of the City decreased by about 30%, while the population of the surrounding towns in the County has grown by more than 90%. This trend has continued during the last 10 years despite a relatively stagnant overall population of the County. In 1990, Monroe County had a population of 713,968 with 231,682 (32.4%) people living in the City. In 2000, Monroe County had a population of 735,343 with 219,990 (29.9%) people living in the City.



The population of Monroe County increased by 3.0% from 1990 to 2000. However, population change for various areas within Monroe County was often very different than the growth rate experienced by the County as a whole. The population of Suburban Monroe County increased 6.9%. Within Suburban Monroe County, the population growth rate for Inner-ring Suburban Towns (Brighton, Gates, Greece and Irondequoit) matched the 3% population growth rate of the entire County. However, the 10.7% population growth of the County's outer-ring suburban towns (Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster) was more than three times that of the County as a whole, and the 7.7% growth of the rural towns (Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland) was more than twice that of the County itself. During the same period the City's population declined 5.0%.

Population in Monroe County Between 1990 and 2000

	Population 1990	Population 2000	Change in Population from 1990 to 2000	Percent Change in Population from 1990 to 2000
Monroe County:	713,968	735,343	21,375	3.0%
City of Rochester	231,682	219,990	-11,692	-5.0%
Monroe County Outside the City of Rochester:	482,286	515,353	33,067	6.9%
Inner-ring Suburban Towns*	205,478	211,398	5,920	2.9%
Outer-ring Suburbs**	197,853	218,939	21,086	10.7%
Rural Towns***	78,955	85,016	6,061	7.7%
Monroe County Towns:				
Brighton	34,455	35,588	1,133	3.3%
Chili	25,178	27,381	2,203	8.7%
Clarkson	4,498	6,072	1,574	35.0%
East Rochester	6,931	6,642	-289	-4.2%
Gates	28,583	29,262	679	2.4%
Greece	90,088	94,141	4,053	4.5%
Hamlin	9,203	9,355	152	1.7%
Henrietta	36,376	39,028	2,652	7.3%
Irondequoit	52,352	52,407	55	0.1%
Mendon	6,845	8,370	1,525	22.3%
Ogden	16,912	18,492	1,580	9.3%
Parma	13,873	14,822	949	6.8%
Penfield	30,219	34,645	4,426	14.6%
Perinton	43,015	46,090	3,075	7.1%
Pittsford	24,498	27,227	2,729	11.1%
Riga	5,114	5,437	323	6.3%
Rush	3,217	3,603	386	12.0%
Sweden	14,200	13,716	-484	-3.4%
Webster	31,636	37,926	6,290	19.9%
Wheatland	5,093	5,149	56	1.1%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland

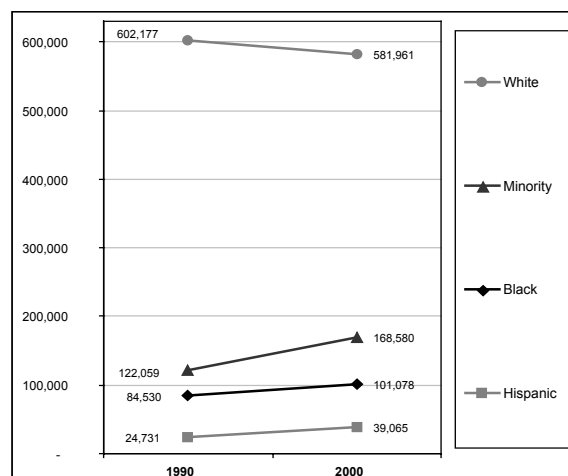
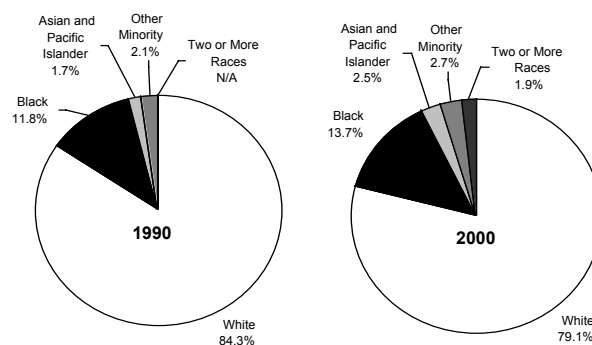
Suburban Monroe County towns that grew at a similar rate as the entire County include: Brighton (3.3%), Gates (2.4%), Greece (4.5%), and Hamlin (1.7%). Towns that grew at more than twice the Monroe County population growth rate include: Chili (8.7%), Clarkson (35.0%), Henrietta (7.3%), Mendon (22.3%), Ogden (9.3%), Parma (6.8%), Penfield (14.6%), Perinton (7.1%), Pittsford (11.1%), Riga (6.3%), Rush (12.0%) and Webster (19.9%). Towns that grew at less than half the Monroe County population growth rate include Irondequoit (0.1%) and Wheatland (1.1%). East Rochester and Sweden experienced population declines.

Change in Race and Ethnicity of Monroe County Population from 1990 to 2000

Both the number and percent of minorities residing in Monroe County increased between 1990 and 2000. The total minority population residing outside the City of Rochester increased 76.3%. In inner-ring suburban towns, the minority population grew from 10,912 to 21,347, a 96% increase. Minorities were 5.3% of the population of inner-ring suburban towns in 1990 and 10.1% in 2000. Similar increases occurred in outer-ring suburban towns and in rural towns.

Suburban population increases were greater for Asians and Hispanics than for Blacks. For example, in outer-ring suburban towns, while the Black population increased 28%, the Asian population increased 52% and the Hispanic population increased 118%. Although their numbers are small, local growth rates of minority populations reflect nationwide demographic shifts.

Monroe County Population by Race and Ethnicity



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minorities in 2000 include all reporting multiple races

Minority residents continue to be concentrated in the City. In 2000, while only 30% of Monroe County residents lived in Rochester, 84% of the County's Blacks and 72% of Monroe County Hispanics resided in the City. This pattern has remained stable over the last ten years. In fact, when compared to the White population, minorities are now even less likely to live outside the City than in 1990. This is due in part to the substantially declining likelihood that the White population lives in the City. The proportion of the White population in Monroe County who live in the City decreased from 24% in 1990 to 18% in 2000. The likelihood that Blacks live in the City (84%) is now greater than for Whites (18%) by a factor of 4.7.

Population Change by Race and Ethnicity for Monroe County, 1990 to 2000

	Population 1990	Population 2000	Change in Population from 1990 to 2000	Percent Change in Population from 1990 to 2000
Monroe County	713,968	735,343	21,375	3.0%
White	602,177	581,961	-20,216	-3.4%
Black	84,530	101,078	16,548	19.6%
Asian and Pacific Islander	11,960	18,142	6,182	51.7%
Other Minority	15,301	19,875	4,574	29.9%
Two or More Races	N/A	14,287	N/A	N/A
Hispanic	24,731	39,065	14,334	58.0%
Minority	122,059	168,580	46,521	38.1%
City of Rochester	231,682	219,990	-11,692	-5.0%
White	141,998	106,352	-35,646	-25.1%
Black	73,102	84,717	11,615	15.9%
Asian and Pacific Islander	3,752	5,047	1,295	34.5%
Other Minority	12,830	15,508	2,678	20.9%
Two or More Races	N/A	8,366	N/A	N/A
Hispanic	18,936	28,046	9,110	48.1%
Minority	95,870	122,404	26,534	27.7%
Monroe County Outside the City of Rochester	482,286	515,353	33,067	6.9%
White	460,179	475,609	15,430	3.4%
Black	11,428	16,361	4,933	43.2%
Asian and Pacific Islander	8,208	13,095	4,887	59.5%
Other Minority	2,471	4,367	1,896	76.7%
Two or More Races	N/A	5,921	N/A	N/A
Hispanic	5,795	11,019	5,224	90.1%
Minority	26,189	46,176	19,987	76.3%
Inner-ring Suburban Towns*	205,478	211,398	5,920	2.9%
White	196,530	193,225	-3,305	-1.7%
Black	4,637	7,757	3,120	67.3%
Asian and Pacific Islander	3,107	5,556	2,449	78.8%
Other Minority	1,204	2,282	1,078	89.5%
Two or More Races	N/A	2,578	N/A	N/A
Hispanic	2,843	5,693	2,850	100.2%
Minority	10,912	21,347	10,435	95.6%
Outer-ring Suburban Towns**	197,853	218,939	21,086	10.7%
White	187,119	201,118	13,999	7.5%
Black	5,430	6,944	1,514	27.9%
Asian and Pacific Islander	4,533	6,887	2,354	51.9%
Other Minority	771	1,439	668	86.6%
Two or More Races	N/A	2,551	N/A	N/A
Hispanic	1,786	3,884	2,098	117.5%
Minority	11,964	20,208	8,244	68.9%
Rural Towns***	78,955	85,016	6,061	7.7%
White	76,530	81,266	4,736	6.2%
Black	1,361	1,660	299	22.0%
Asian and Pacific Islander	568	652	84	14.8%
Other Minority	496	646	150	30.2%
Two or More Races	N/A	792	N/A	N/A
Hispanic	1,166	1,442	276	23.7%
Minority	3,313	4,621	1,308	39.5%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minorities in 2000 include all reporting multiple races.

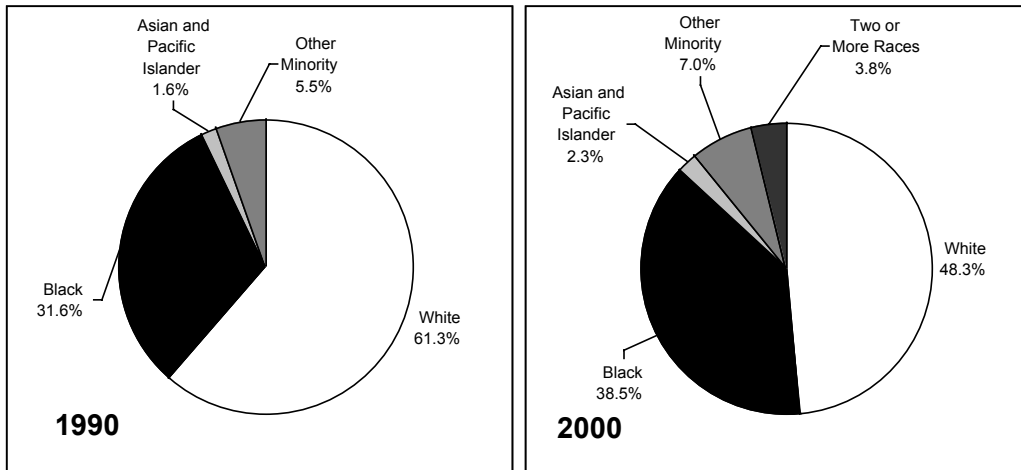
* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

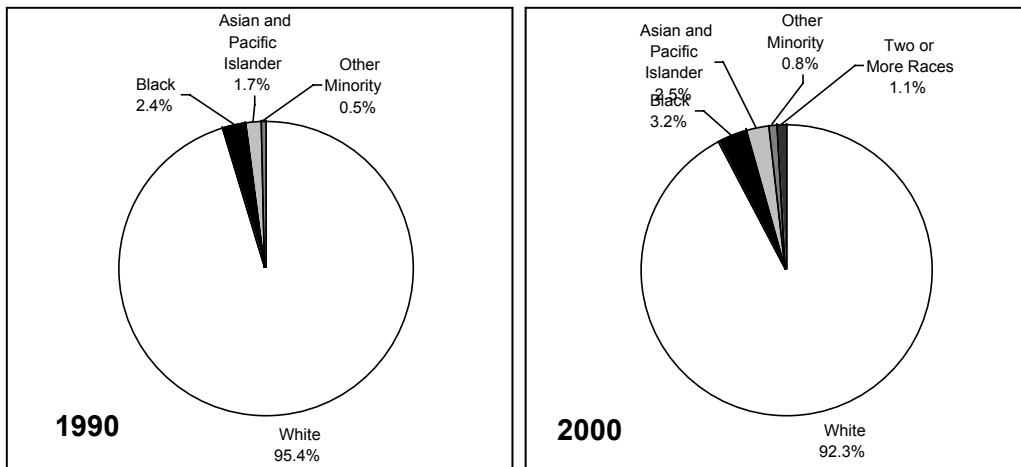
*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Population Change by Race and Ethnicity for Monroe County, 1990 to 2000

City of Rochester



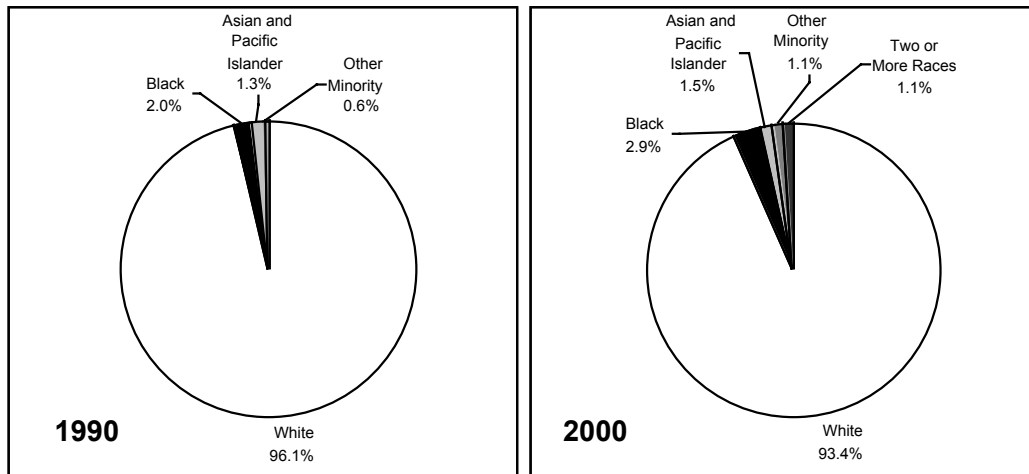
Suburban Monroe County



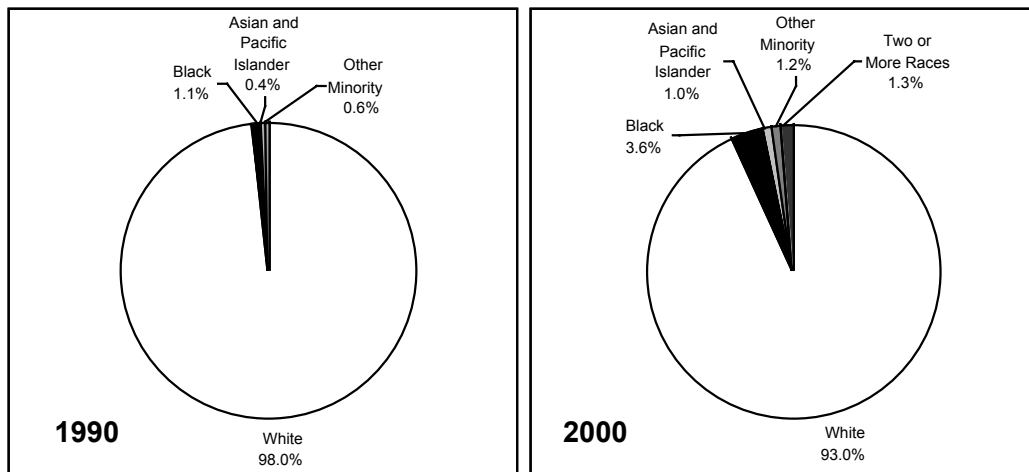
SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Population Change by Race and Ethnicity for Monroe County, 1990 to 2000

Greece

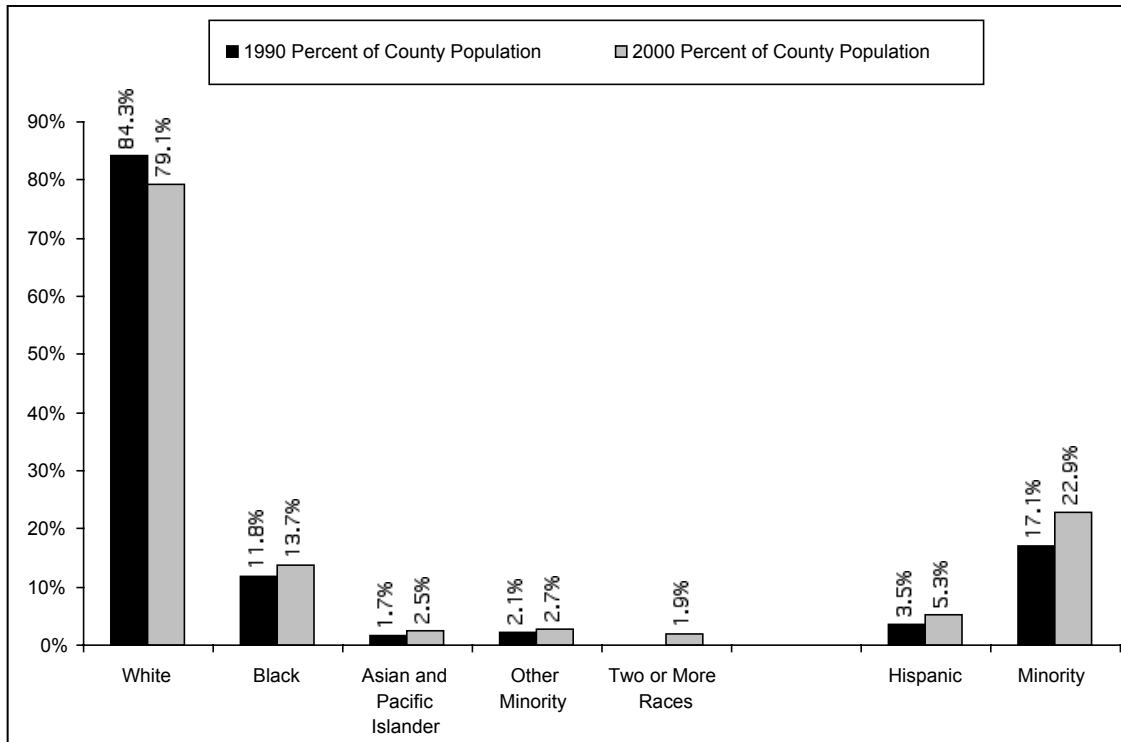


Irondequoit

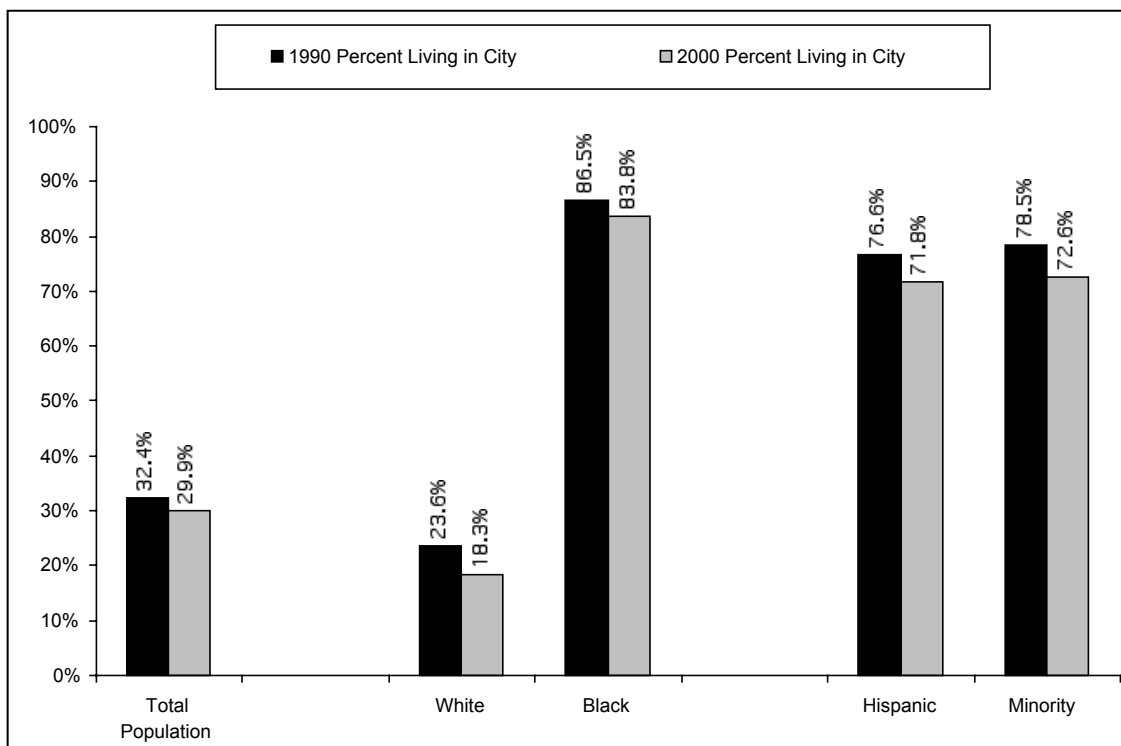


SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Change in the Percent of Total Monroe County Population from 1990 to 2000



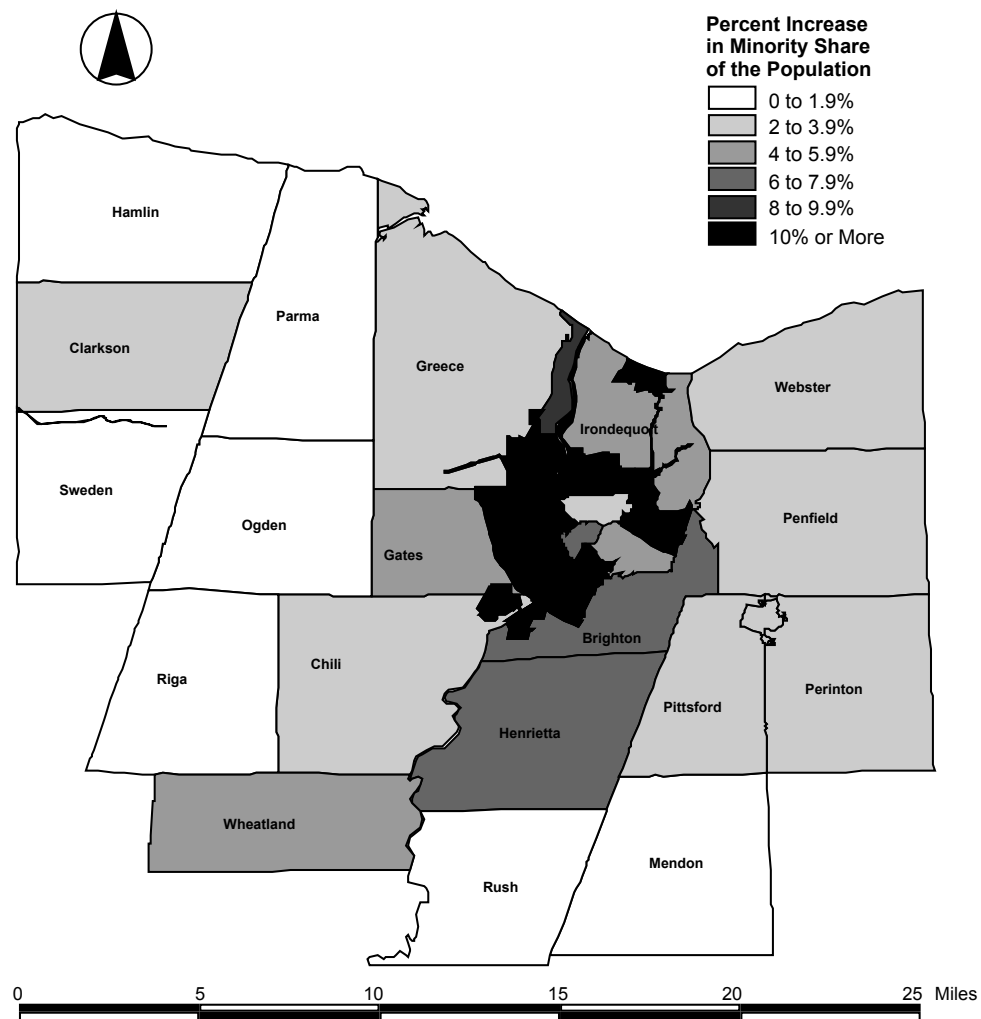
Change in the Percent of Total Monroe County Population Living in the City of Rochester



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minorities in 2000 include all reporting multiple races.

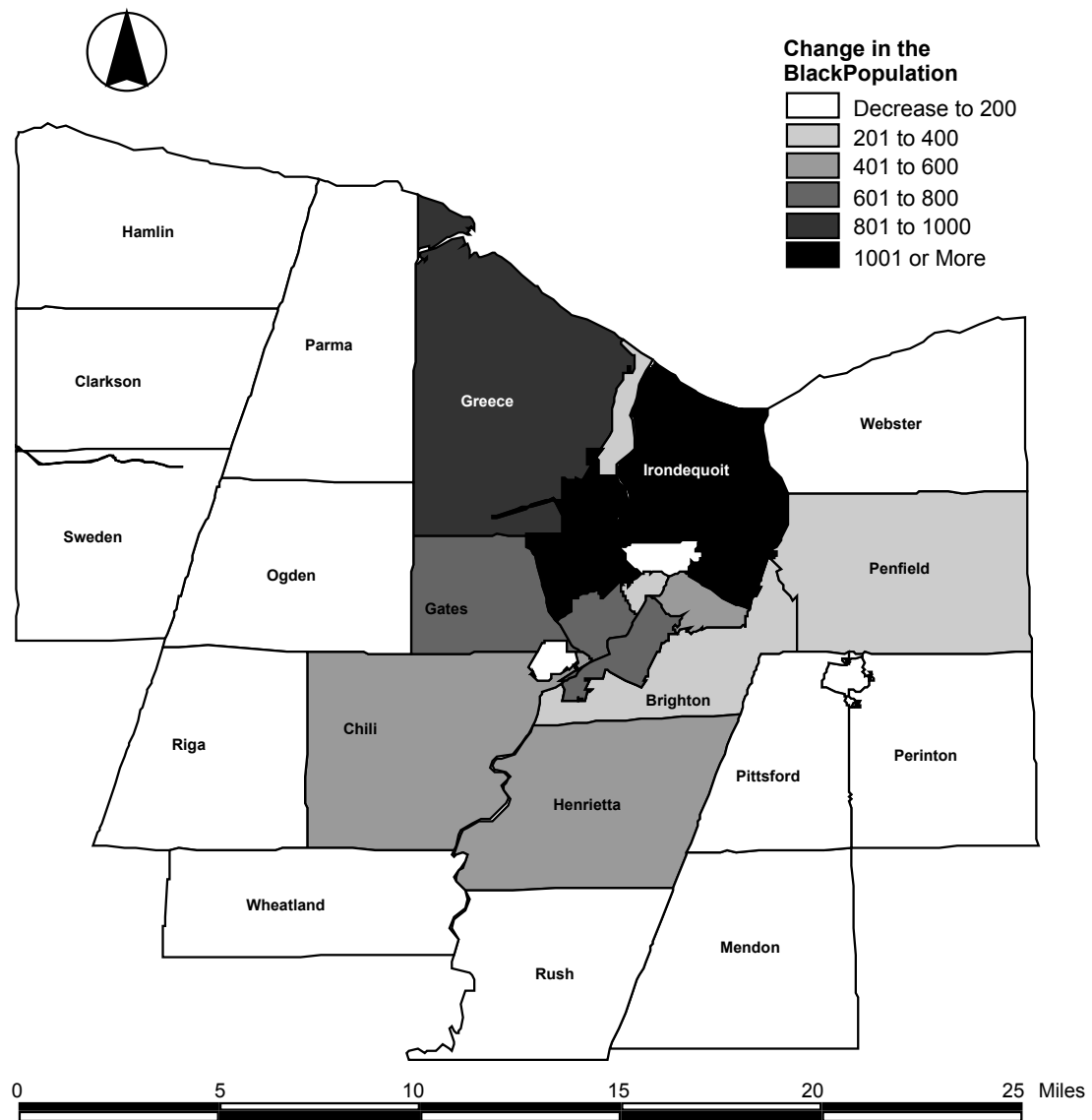
Change in the Share of Total Population for Minorities in City of Rochester Sectors and Towns in Monroe County, New York from 1990 to 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

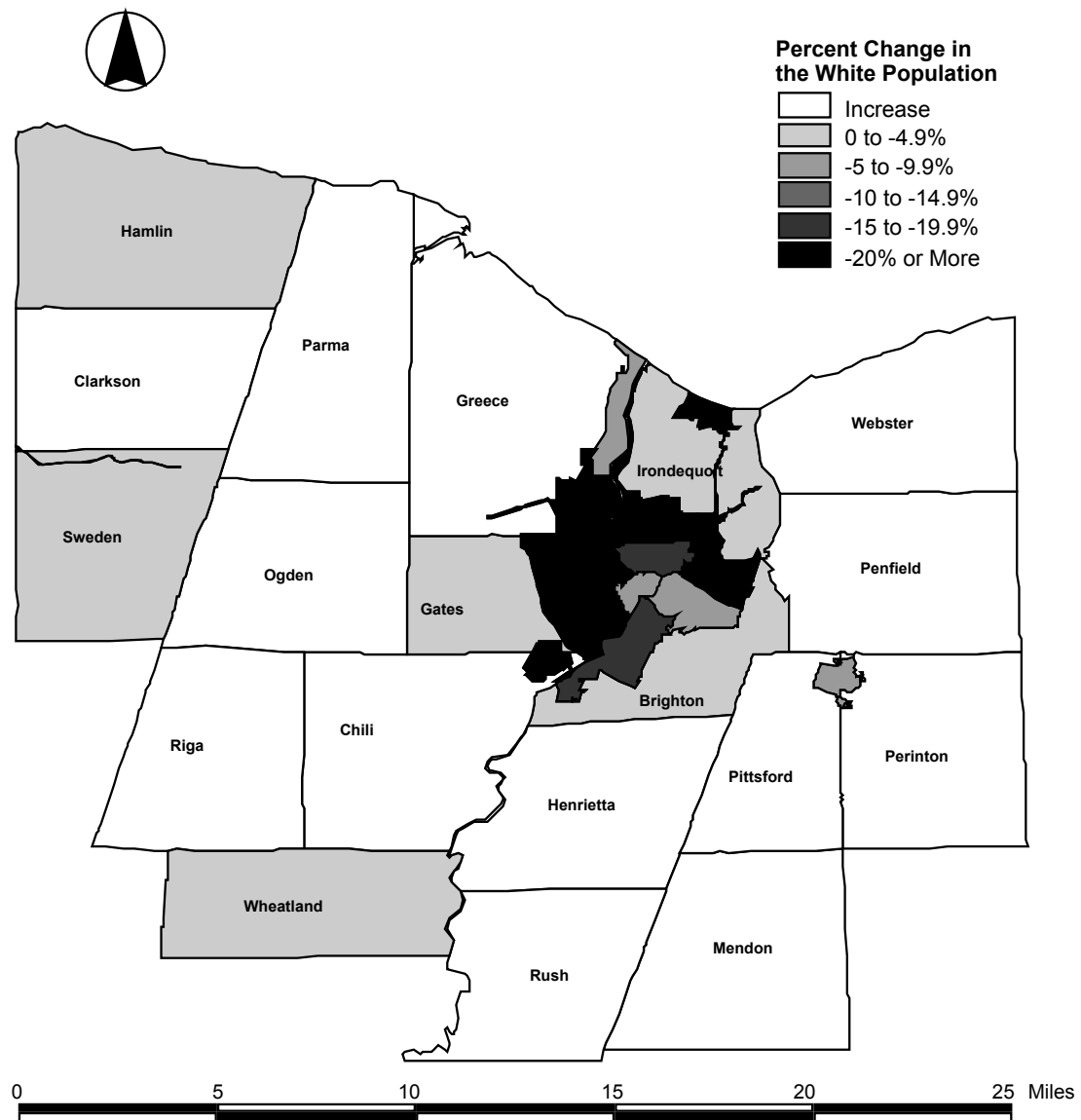
NOTE: Census figures for minorities in 2000 include all reporting multiple races.

Change in the Black Population for Towns in Monroe County and City of Rochester Sectors form 1990 to 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Percent Decrease in the White Population for Towns in Monroe County and City of Rochester Sectors from 1990 to 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Change in the Minority Population for Census Tracts in Monroe County, New York from 1990 to 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.
NOTE: Census figures for minorities in 2000 include all reporting multiple races.

**Change in the Share of Total Population for Minorities in Census Tracts
in Monroe County, New York from 1990 to 2000**



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.
NOTE: Census figures for minorities in 2000 include all reporting multiple races.

Population Change Among Seniors

Since 1990, the senior population (65+) living in the City of Rochester has decreased over 20%, while in suburban Monroe County this age group increased 21%. Senior population increase was especially great in outer-ring suburban towns. In contrast, in 1990, 30% of seniors lived in the City of Rochester, similar to the percentage of the total County population living in the City at that time (32%).

Change in Senior Population from 1990 to 2000

	1990 Population 65+	2000 Population 65+	Change	Percent Change	2000 Percent of Total Population
Monroe County:	88,603	95,779	7,176	8.1%	12%
City of Rochester	27,697	21,977	-5,720	-20.7%	12%
Monroe County Outside the City of Rochester:	60,906	73,802	12,896	21.2%	11%
Inner-ring Suburbs*	34,884	38,115	3,231	9.3%	17%
Outer-ring Suburbs**	19,677	27,733	8,056	40.9%	10%
Rural Towns***	6,345	7,954	1,609	25.4%	
Monroe County Towns:					
Brighton	6,820	6,813	-7	-0.1%	20%
Chili	2,198	3,338	1,140	51.9%	9%
Clarkson	515	723	208	40.4%	11%
East Rochester	1,039	981	-58	-5.6%	15%
Gates	4,483	5,086	603	13.5%	16%
Greece	11,375	14,446	3,071	27.0%	13%
Hamlin	538	607	69	12.8%	6%
Henrietta	2,556	3,617	1,061	41.5%	7%
Irondequoit	12,206	11,770	-436	-3.6%	23%
Mendon	603	908	305	50.6%	9%
Ogden	1,229	1,642	413	33.6%	7%
Parma	1,308	1,489	181	13.8%	9%
Penfield	3,937	5,170	1,233	31.3%	13%
Perinton	3,811	5,366	1,555	40.8%	9%
Pittsford	2,719	4,326	1,607	59.1%	11%
Riga	483	521	38	7.9%	9%
Rush	310	398	88	28.4%	10%
Sweden	894	1,073	179	20.0%	6%
Webster	3,417	4,935	1,518	44.4%	11%
Wheatland	465	593	128	27.5%	9%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

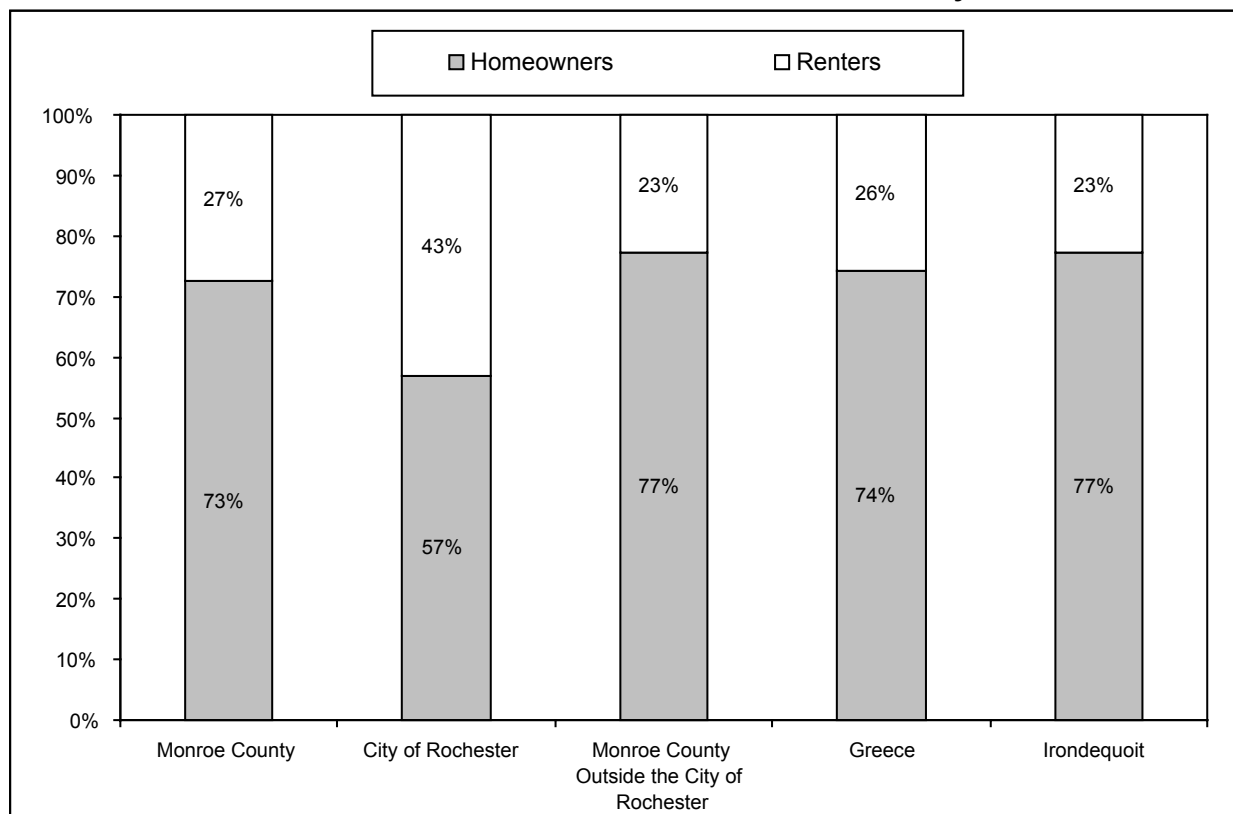
Population of Seniors in 1990 and 2000

	Population 65+		Population 75+		Population 85+	
	1990	2000	1990	2000	1990	2000
Monroe County:	88,603	95,779	37,777	49,311	9,576	13,635
City of Rochester	27,697	21,977	13,628	11,985	3,603	3,806
Monroe County Outside the City of Rochester:	60,906	73,802	24,149	37,326	5,973	9,829
Greece	11,375	14,446	4,099	7,196	913	1,572
Irondequoit	12,206	11,770	5,147	6,998	1,240	1,992

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

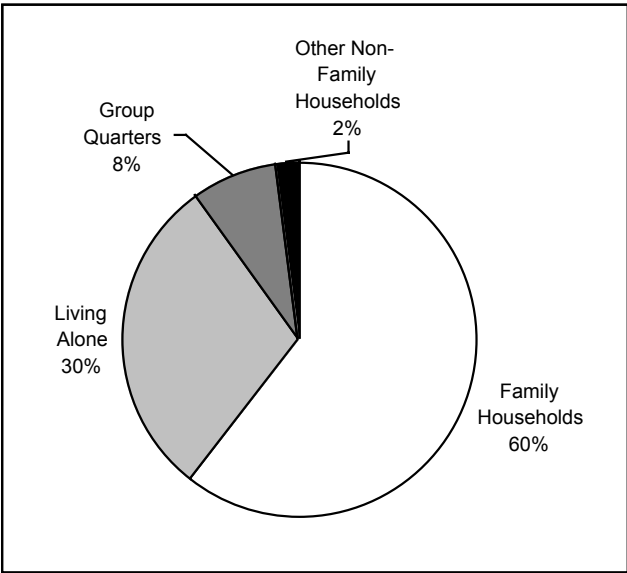
The number of seniors aged 65+ in Monroe County increased by 7,716 from 88,603 in 1990 to 95,779 in 2000. Over 5,700 seniors left the City of Rochester, while the 65+ population in suburban Monroe County grew by 12,896, or 21%. The number of 65+ seniors in Greece grew by 3071 and declined by 436 in Irondequoit. Dramatic changes are shown in the growth of 75+ and 85+ age categories. The number of persons that were 75+ increased 55% in suburban Monroe County from 24,159 in 1990 to 37,326 in 2000, an increase of 13,167. The number of persons that were 85+ increased 65% in suburban Monroe County from 5,973 in 1990 to 9,829 in 2000, an increase of 3,858. In 2000 there were 49,311 Monroe County residents that were 75 or older. The proportion of seniors in Monroe County who live outside the City of Rochester increased from 1990 to 2000. Seventy-six percent of the population of Monroe County that was 75+ in 2000 lived outside the City of Rochester. In 1990, only 64% of the Monroe County population over 75 lived outside the City.

Tenure of Seniors Over 65 Years Old in 2000 for Monroe County, New York



SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

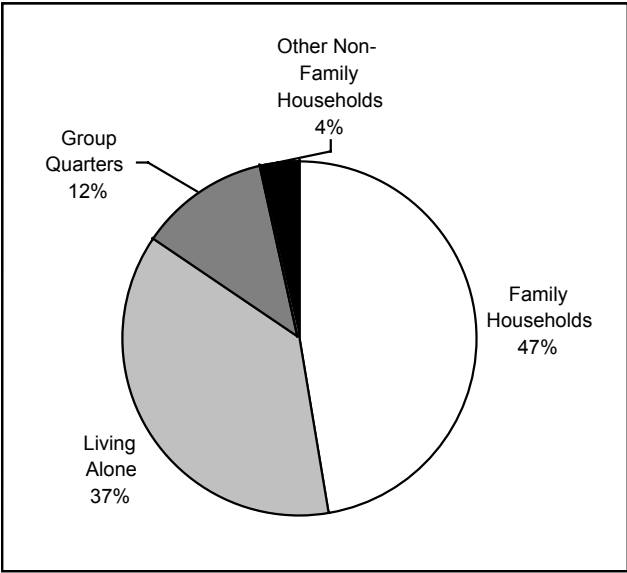
Household Composition of Seniors Over 65 Years Old in 2000 for Monroe County



	Monroe County
Family Households	58,037
Living Alone	28,276
Group Quarters	7,241
Other Non-Family Households	2,225
Total Population Over 65	95,779

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

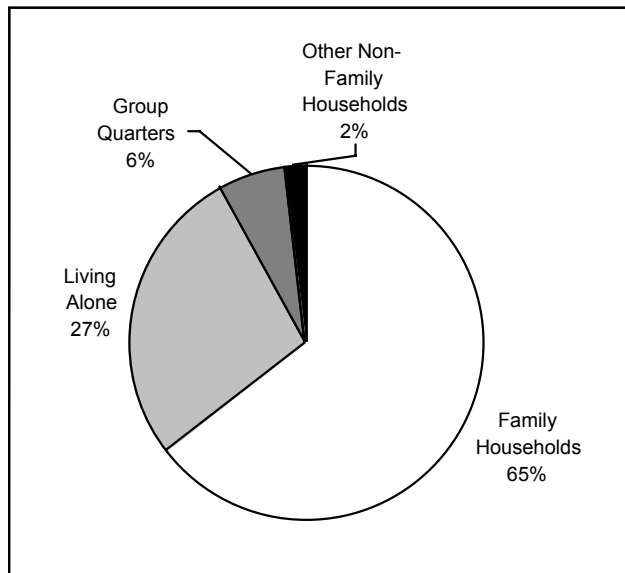
Household Composition of Seniors Over 65 Years Old in 2000 for the City of Rochester



	City of Rochester
Family Households	10,381
Living Alone	8,159
Group Quarters	2,650
Other Non-Family Households	787
Total Population Over 65	21,977

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

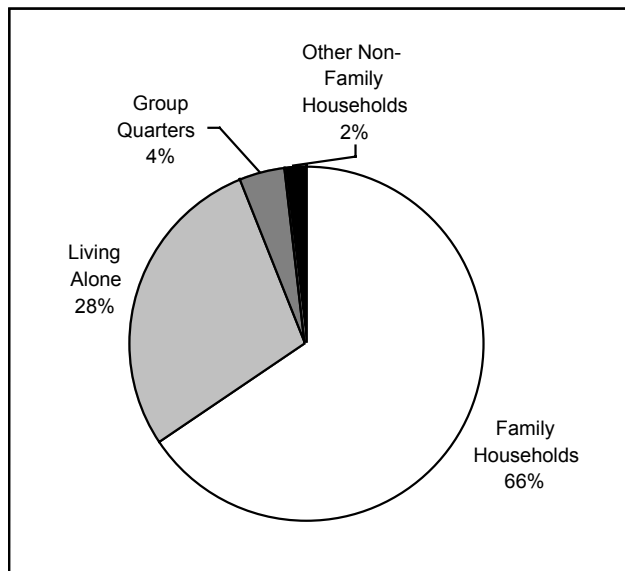
Household Composition of Seniors Over 65 Years Old in 2000 for Monroe County Outside the City of Rochester



Monroe County Outside the City of Rochester	
Family Households	47,656
Living Alone	20,117
Group Quarters	4,591
Other Non-Family Households	1,438
Total Population Over 65	73,802

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

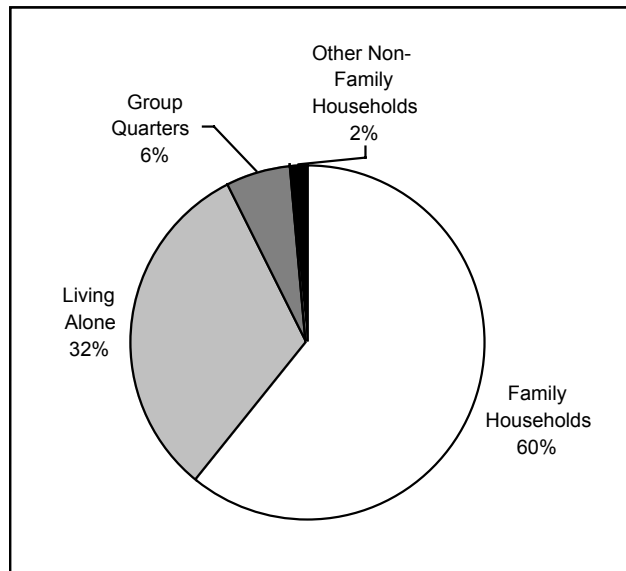
Household Composition of Seniors Over 65 Years Old in 2000 for Greece



Greece	
Family Households	9,466
Living Alone	4,099
Group Quarters	620
Other Non-Family Households	261
Total Population Over 65	14,446

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

Household Composition of Seniors Over 65 Years Old in 2000 for Irondequoit



Irondequoit	
Family Households	7,174
Living Alone	3,708
Group Quarters	689
Other Non-Family Households	199
Total Population Over 65	11,770

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

Seniors Over 65 Years Old Living in Group Quarters in 2000

	Population in Group Quarters	
	1990	2000
Monroe County	6,179	7,241
City of Rochester	2,545	2,650
Monroe County Outside the City of Rochester	3,634	4,591
Greece	344	620
Irondequoit	541	689

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

NOTE: The 7,241 seniors in Group Quarters for Monroe County in 2000 include 5,704 in nursing homes, 121 in other institutions and 1,413 in other non-institutional group quarters.

Population Change Among Young Adults

Population of ages 20-34 has significantly decreased since 1990 in both the County and City. Monroe County experienced a decrease by 21.6%. This percent represents 40,026 fewer people from age 20-34 in Monroe County in 2000. In the City of Rochester, a decrease of 23.3% occurred in the 20-34 age group. This percent represents a total of 16,992 individuals. In suburban Monroe County the population of ages 20-34 decreased 20.6%. This percent represents a total of 23,043 young adults.

Change in Population Between 20 and 34 from 1990 to 2000

	1990 Population Between 20 and 34	2000 Population Between 20 and 34	Change	Percent Change
Monroe County:	185,093	145,067	-40,026	-21.6%
City of Rochester	73,076	56,084	-16,992	-23.3%
Monroe County Outside the City of Rochester:	112,017	88,983	-23,034	-20.6%
Inner-ring Suburbs	45,384	36,264	-9,120	-20.1%
Outer-ring Suburbs	45,955	37,257	-8,698	-18.9%
Rural Towns	20,678	15,462	-5,216	-25.2%
Monroe County Towns:				
Brighton	7,872	7,696	-176	-2.2%
Chili	6,162	4,989	-1,173	-19.0%
Clarkson	964	1,018	54	5.6%
East Rochester	1,975	1,427	-548	-27.7%
Gates	6,566	5,161	-1,405	-21.4%
Greece	20,907	15,578	-5,329	-25.5%
Hamlin	2,484	1,667	-817	-32.9%
Henrietta	12,095	10,791	-1,304	-10.8%
Irondequoit	10,039	7,829	-2,210	-22.0%
Mendon	1,265	944	-321	-25.4%
Ogden	4,193	3,215	-978	-23.3%
Parma	3,336	2,231	-1,105	-33.1%
Penfield	5,929	4,508	-1,421	-24.0%
Perinton	8,738	6,524	-2,214	-25.3%
Pittsford	4,336	3,139	-1,197	-27.6%
Riga	1,188	811	-377	-31.7%
Rush	634	412	-222	-35.0%
Sweden	5,147	4,224	-923	-17.9%
Webster	6,720	5,879	-841	-12.5%
Wheatland	1,467	940	-527	-35.9%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Percent of Rental Households Paying More Than 30% of Gross Income Toward Rent

	Gross Rent Between 30 and 49% of Income	Gross Rent 50% of Income or More	Total Rental Households Paying 30% of Income or More
Monroe County	21.9%	24.6%	44,232
City of Rochester	22.0%	30.5%	26,602
Monroe County Outside the City of Rochester:	21.7%	17.8%	17,630
Inner-ring Suburban Towns*	21.7%	19.7%	9,262
Outer-ring Suburban Towns**	22.2%	16.1%	6,149
Rural Towns***	20.6%	15.7%	2,219
Monroe County Towns:	21.7%	17.8%	17,630
Brighton	18.5%	18.1%	2,385
Chili	24.5%	11.4%	729
Clarkson	27.6%	18.3%	163
East Rochester	19.2%	23.4%	404
Gates	17.8%	20.5%	959
Greece	24.6%	18.6%	3,868
Hamlin	35.1%	16.2%	228
Henrietta	21.7%	20.3%	1,380
Irondequoit	22.9%	23.5%	2,050
Mendon	17.9%	11.7%	139
Ogden	19.3%	11.3%	374
Parma	21.4%	15.8%	316
Penfield	27.5%	14.5%	899
Perinton	20.5%	12.4%	1,079
Pittsford	18.9%	22.9%	498
Riga	9.9%	16.5%	48
Rush	15.2%	7.6%	24
Sweden	20.1%	21.4%	788
Webster	21.4%	14.8%	1,160
Wheatland	14.9%	8.9%	139

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

Monroe County

2005 – 2010 Strategic Plan

**Housing Conditions
And Costs Charts**

Percent of Rental Households Paying More Than 30% of Gross Income Toward Rent

	Gross Rent Between 30 and 49% of Income	Gross Rent 50% of Income or More	Total Rental Households Paying 30% of Income or More
Monroe County	21.9%	24.6%	44,232
City of Rochester	22.0%	30.5%	26,602
Monroe County Outside the City of Rochester:	21.7%	17.8%	17,630
Inner-ring Suburban Towns*	21.7%	19.7%	9,262
Outer-ring Suburban Towns**	22.2%	16.1%	6,149
Rural Towns***	20.6%	15.7%	2,219
Monroe County Towns:	21.7%	17.8%	17,630
Brighton	18.5%	18.1%	2,385
Chili	24.5%	11.4%	729
Clarkson	27.6%	18.3%	163
East Rochester	19.2%	23.4%	404
Gates	17.8%	20.5%	959
Greece	24.6%	18.6%	3,868
Hamlin	35.1%	16.2%	228
Henrietta	21.7%	20.3%	1,380
Irondequoit	22.9%	23.5%	2,050
Mendon	17.9%	11.7%	139
Ogden	19.3%	11.3%	374
Parma	21.4%	15.8%	316
Penfield	27.5%	14.5%	899
Perinton	20.5%	12.4%	1,079
Pittsford	18.9%	22.9%	498
Riga	9.9%	16.5%	48
Rush	15.2%	7.6%	24
Sweden	20.1%	21.4%	788
Webster	21.4%	14.8%	1,160
Wheatland	14.9%	8.9%	139

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

Within the past seven (7) years, several successful and innovative affordable rental projects and homeownership opportunities have been developed in suburban Monroe, however, the need to meet the increasing affordable housing demands of moderate, low, very low-income households continues to be an ongoing challenge. (Refer to Appendices for the List of Monroe County Affordable Housing Projects and Map). Further analysis of affordable housing needs in suburban Monroe County over the past eight (8) years continues to substantiate the need to work toward the provision of rental and homeownership opportunities for low, very low and moderate-income family households, elderly, handicapped/developmentally disabled and homeless persons.

Rental Housing Market

According to 2000 Census data:

- The **median gross rent in Monroe County, including the City of Rochester** is \$612.
- The median gross rent in the City of Rochester is \$553.

A breakdown of median gross rent by Town is described in the chart to follow.

Median Gross Rent by Town	
	Median Gross Rent
Monroe County	\$ 612
City of Rochester	\$ 553
Monroe County Towns:	
Brighton	\$ 708
Chili	\$ 662
Clarkson	\$ 534
East Rochester	\$ 614
Gates	\$ 604
Greece	\$ 644
Hamlin	\$ 576
Henrietta	\$ 697
Irondequoit	\$ 635
Mendon	\$ 564
Ogden	\$ 674
Parma	\$ 587
Penfield	\$ 687
Perinton	\$ 701
Pittsford	\$ 815
Riga	\$ 582
Rush	\$ 570
Sweden	\$ 598
Webster	\$ 664
Wheatland	\$ 731

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

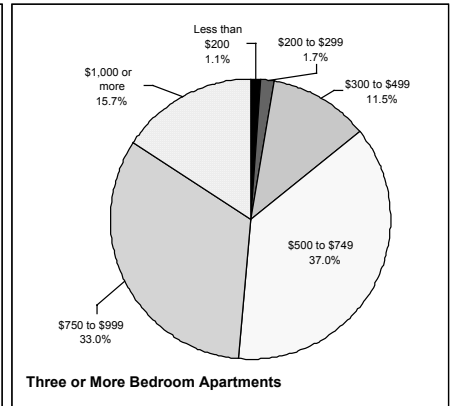
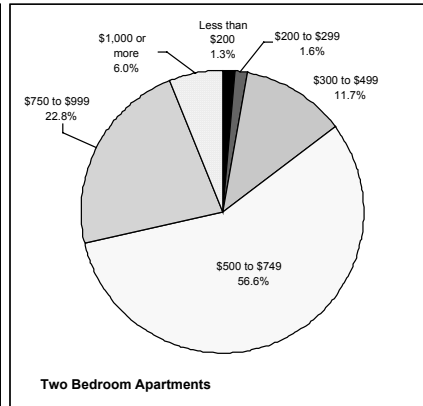
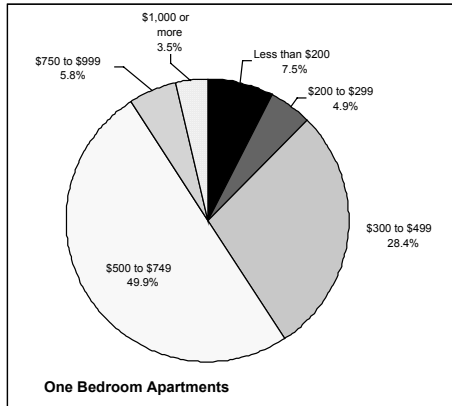
Census 2000 data pertaining to the **percentage of rental units (by gross rent and bedroom size)** existing in Monroe County, the City of Rochester, suburban Monroe County, Town of Greece and Town of Irondequoit is described in the charts to follow.

Percent of Rental Units by Gross Rent Range

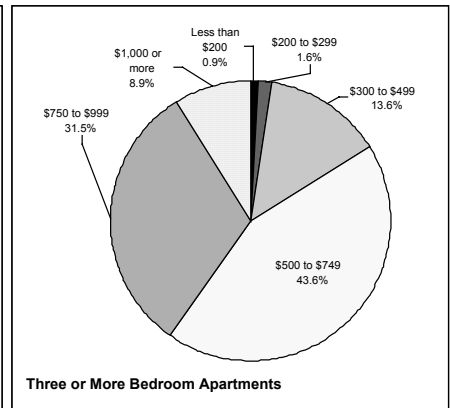
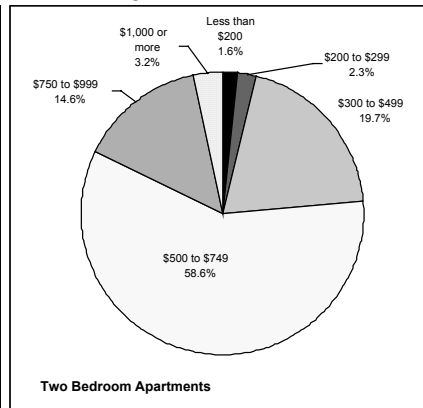
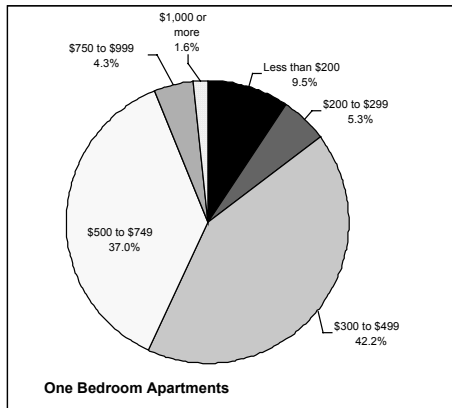
Monroe County	One Bedroom	Two Bedrooms	Three or More Bedrooms
Less than \$200	7.5%	1.3%	1.1%
\$200 to \$299	4.9%	1.6%	1.7%
\$300 to \$499	28.4%	11.7%	11.5%
\$500 to \$749	49.9%	56.6%	37.0%
\$750 to \$999	5.8%	22.8%	33.0%
\$1,000 or more	3.5%	6.0%	15.7%
City of Rochester	One Bedroom	Two Bedrooms	Three or More Bedrooms
Less than \$200	9.5%	1.6%	0.9%
\$200 to \$299	5.3%	2.3%	1.6%
\$300 to \$499	42.2%	19.7%	13.6%
\$500 to \$749	37.0%	58.6%	43.6%
\$750 to \$999	4.3%	14.6%	31.5%
\$1,000 or more	1.6%	3.2%	8.9%
Suburban Monroe County	One Bedroom	Two Bedrooms	Three or More Bedrooms
Less than \$200	5.2%	1.0%	1.4%
\$200 to \$299	4.5%	1.1%	1.9%
\$300 to \$499	13.3%	5.6%	7.3%
\$500 to \$749	64.2%	55.1%	23.7%
\$750 to \$999	7.4%	29.1%	36.1%
\$1,000 or more	5.5%	8.1%	29.6%
Greece	One Bedroom	Two Bedrooms	Three or More Bedrooms
Less than \$200	3.4%	0.5%	0.6%
\$200 to \$299	3.0%	0.5%	1.6%
\$300 to \$499	8.0%	3.9%	7.7%
\$500 to \$749	75.4%	53.1%	18.0%
\$750 to \$999	4.8%	36.5%	42.7%
\$1,000 or more	5.4%	5.6%	29.4%
Irondequoit	One Bedroom	Two Bedrooms	Three or More Bedrooms
Less than \$200	8.5%	3.6%	2.3%
\$200 to \$299	3.4%	4.4%	0.0%
\$300 to \$499	9.9%	3.9%	0.0%
\$500 to \$749	72.2%	63.7%	28.3%
\$750 to \$999	3.0%	18.6%	43.6%
\$1,000 or more	2.9%	5.9%	25.8%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

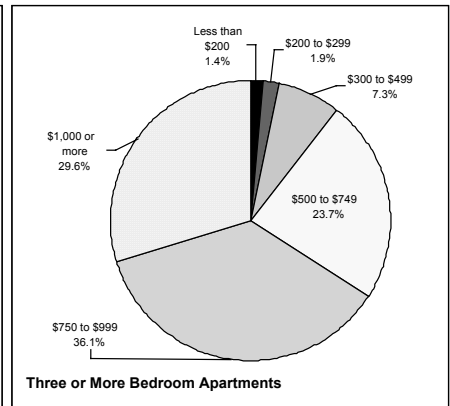
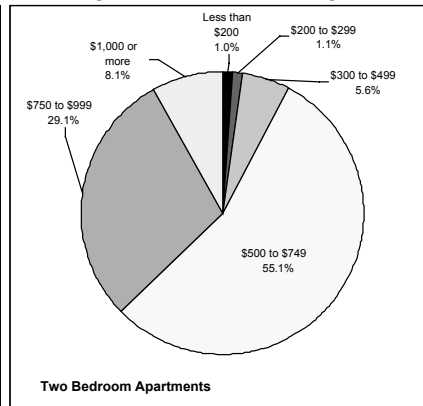
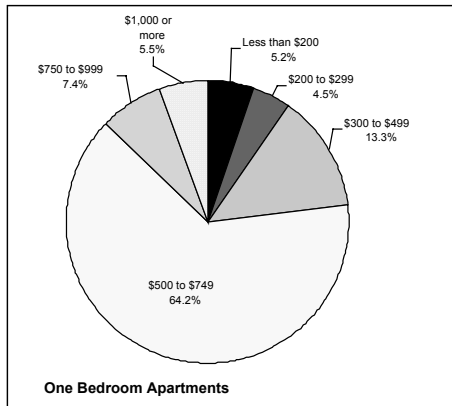
Monroe County



City of Rochester



Monroe County Outside the City of Rochester



Homeowner Households Paying More Than 49% of Income Towards Owner Housing Costs - 2000 Census data illustrates that approximately 14.4% of homeowner households **residing in Monroe County** are paying between 30 and 49% of their total household income towards owner housing costs. In addition, 6.8% are paying 50% or more of income towards owner housing costs.

Approximately 16.3% of homeowner households **residing in the City of Rochester** are paying between 30 and 49% of their total household income towards owner housing costs, and 10.4% are paying 50% or more of income towards owner housing costs.

Census 2000 data pertaining to the **percentage of owner households residing in each of the Town/Village municipalities** paying between 30 and 49%, and paying more than 50% of their total household income towards owner housing costs is also described in the chart to follow.

Owner Costs as a Percentage of Household Income

	Owner Costs Between 30 and 49% of Income	Owner Costs 50% of Income or More
Monroe County	14.4%	6.8%
City of Rochester	16.3%	10.4%
Monroe County Towns:		
Brighton	13.2%	7.9%
Chili	15.4%	5.5%
Clarkson	19.9%	4.3%
East Rochester	12.2%	9.6%
Gates	14.8%	6.7%
Greece	14.8%	5.9%
Hamlin	13.8%	6.2%
Henrietta	12.5%	5.8%
Irondequoit	15.2%	7.2%
Mendon	13.4%	8.4%
Ogden	13.8%	4.0%
Parma	15.3%	5.9%
Penfield	15.5%	6.2%
Perinton	11.6%	4.5%
Pittsford	11.2%	7.5%
Riga	11.3%	3.6%
Rush	12.2%	4.8%
Sweden	16.3%	4.9%
Webster	13.4%	4.8%
Wheatland	7.5%	4.2%

SOURCE: Analysis of 2000 U.S. Census by The Housing Council.

NOTE: Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).

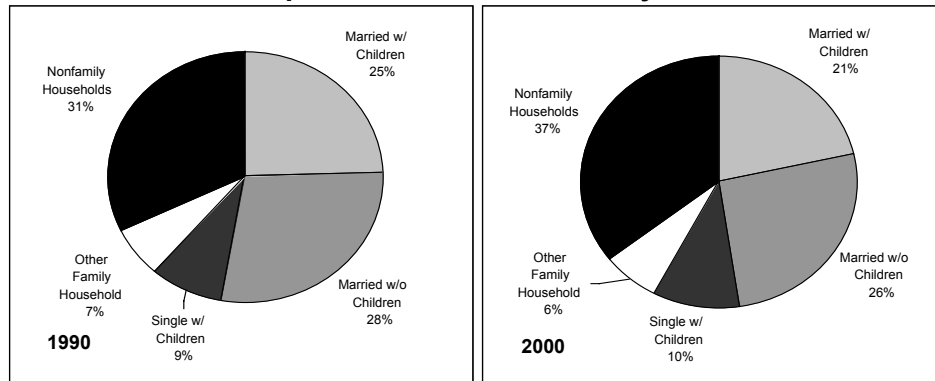
Monroe County
2005 – 2010 Strategic Plan

**Housing Market
Analysis
Charts**

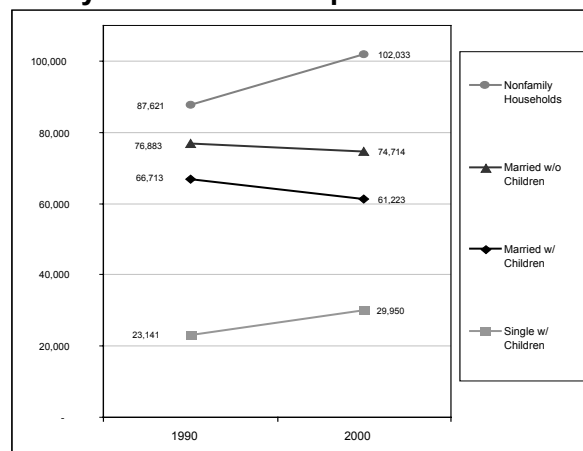
Change in Household Composition in Monroe County from 1990 to 2000

The population changes described earlier have been accompanied by changes in household composition. Overall, the percentage of Monroe County households consisting of a married couple with children decreased, from 25% of all households in 1990, to 21% in 2000. The percentage of single parent households increased from 9% to 10%, and the percent of non-family households increased from 31% to 37%.

Household Composition in Monroe County in 1990 and 2000



Number of Households by Household Composition in Monroe County 1990 & 2000



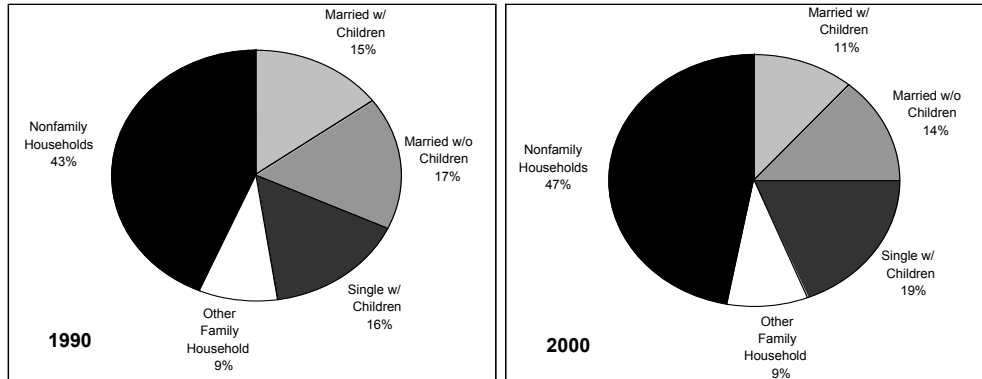
SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Among households composed of married couples with children, the percentage living in the City decreased from 21% in 1990 to 16% in 2000. Singles parents with children remain much more likely to live in the City than their married counterparts. In 1990, single parents with children were three times more likely to live in the City than married couples with children, and in 2000, they were 3.4 times more likely to live in the City than married couple families.

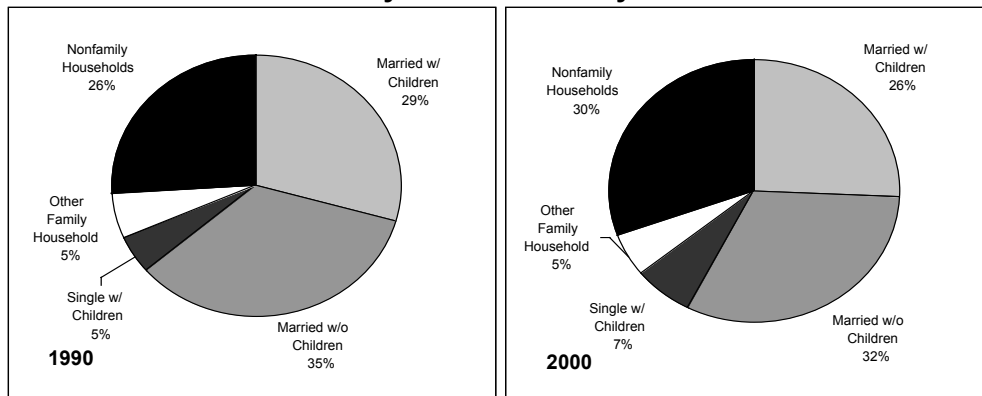
Although City household composition remains substantially different from suburban areas, all areas in Monroe County experienced similar changes in the percent of married households and single parent households. Non-family households are defined as people who live alone and people unrelated by birth, marriage or adoption who live together. While non-family households comprise only 30% of all households in suburban Monroe County, almost half the households in the City of Rochester are now non-family households. The percent of City households headed by single parents is 2.7 times the percent of single parent suburban households. All areas of the County experienced slight decreases in the proportion of married households and slight increases in the proportion of single parent and non-family households.

Household Composition for City & Suburban Monroe County in 1990 and 2000

City of Rochester

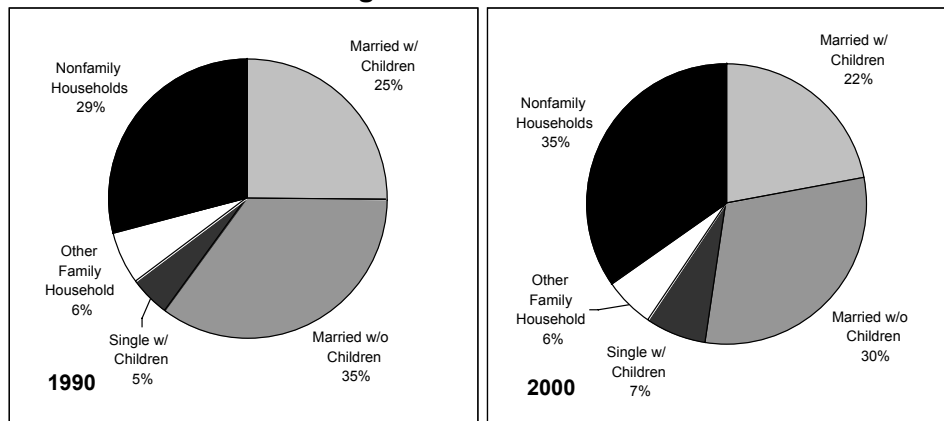


Monroe County Outside the City of Rochester

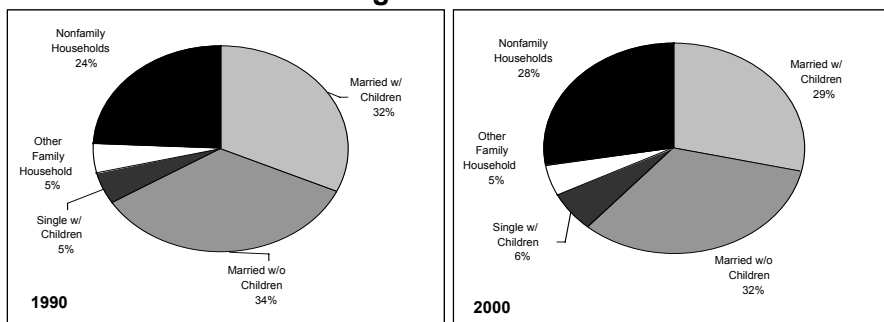


SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

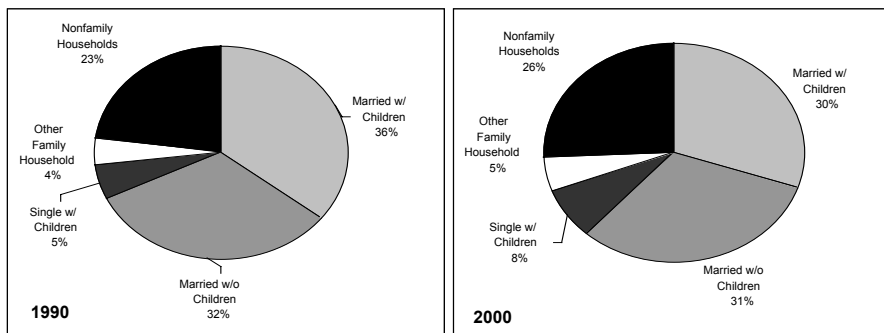
Inner-ring Suburban Towns*



Outer-ring Suburban Towns**



Rural Towns***



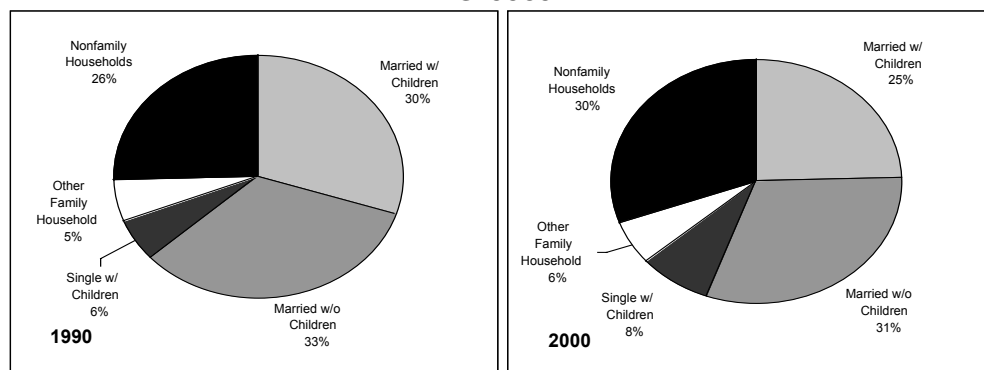
SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

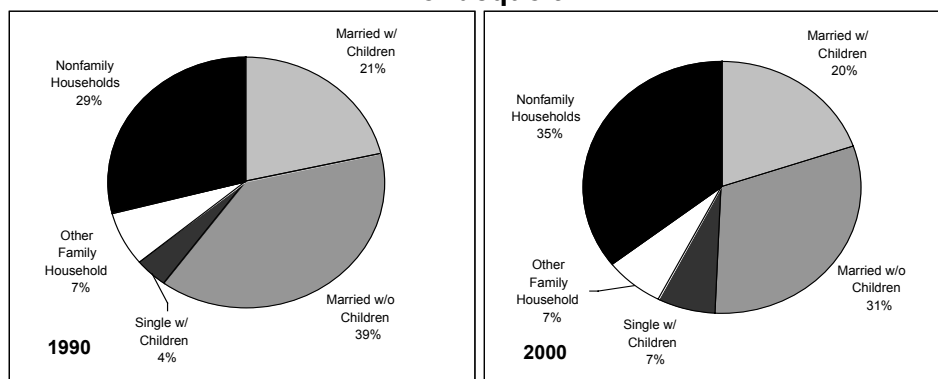
** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Greece



Irondequoit



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

Housing Units in Monroe County from 1990 to 2000

Change in the Number of Housing Units in Monroe County from 1990 to 2000

	Units 1990	Units 2000	Vacancy Rate 1990	Vacancy Rate 2000	Change in Vacant Units
Monroe County:	285,524	304,388	5%	6%	4,296
City of Rochester	101,175	99,789	7%	11%	3,243
Monroe County Outside the City of Rochester:	184,349	204,599	3%	3%	1,053
Inner-ring Suburbs*	83,994	90,106	3%	4%	502
Outer-ring Suburbs**	100,355	114,493	3%	3%	551
Rural Towns***					
Monroe County Towns:					
Brighton	16,068	16,705	6%	5%	-75
Chili	8,783	10,466	2%	3%	95
Clarkson	1,561	2,090	3%	3%	5
East Rochester	2,930	2,916	3%	5%	46
Gates	11,132	12,049	2%	3%	101
Greece	34,625	38,315	3%	3%	259
Hamlin	3,263	3,503	6%	7%	46
Henrietta	12,361	13,243	2%	3%	158
Irondequoit	22,169	23,037	3%	3%	217
Mendon	2,579	3,138	3%	2%	-6
Ogden	5,982	6,740	2%	3%	82
Parma	4,907	5,502	4%	4%	46
Penfield	11,758	13,673	3%	4%	129
Perinton	16,117	18,041	3%	2%	-64
Pittsford	8,543	9,709	4%	3%	-87
Riga	1,878	2,018	3%	2%	-8
Rush	1,121	1,300	3%	2%	0
Sweden	4,504	4,843	4%	5%	61
Webster	12,095	15,218	3%	3%	55
Wheatland	1,973	2,093	5%	4%	-7

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland

Change in the Housing Tenure in Monroe County from 1990 to 2000

	Owner-occupied Units 1990	Owner-occupied Units 2000	Owner Occupancy Rate 1990	Owner Occupancy Rate 2000	Change in Owner-occupied Units	Change in Renter-occupied Units
Monroe County:	176,945	186,426	65%	65%	9,481	5,087
City of Rochester	41,209	35,747	44%	40%	-5,462	833
Monroe County Outside the City of Rochester:	135,736	150,679	76%	76%	14,943	4,254
Inner-ring Suburbs*	60,436	63,391	74%	73%	2,955	2,655
Outer-ring Suburbs**	75,300	87,288	78%	79%	11,988	1,599
Rural Towns***						
Monroe County Towns:						
Brighton	8,925	9,069	59%	57%	144	568
Chili	6,972	8,103	81%	80%	1,131	457
Clarkson	1,197	1,653	79%	81%	456	68
East Rochester	1,823	1,764	64%	64%	-59	-1
Gates	8,715	9,108	80%	78%	393	423
Greece	25,404	27,579	76%	75%	2,175	1,256
Hamlin	2,600	2,760	85%	85%	160	34
Henrietta	8,319	9,238	69%	72%	919	-195
Irondequoit	17,392	17,635	81%	79%	243	408
Mendon	2,052	2,559	82%	83%	507	58
Ogden	4,525	5,209	77%	80%	684	-8
Parma	3,888	4,391	82%	83%	503	46
Penfield	9,269	10,902	82%	83%	1,633	153
Perinton	12,121	14,161	78%	81%	2,040	-52
Pittsford	7,145	8,211	87%	87%	1,066	187
Riga	1,603	1,766	88%	90%	163	-15
Rush	976	1,136	90%	90%	160	19
Sweden	2,373	2,632	55%	57%	259	19
Webster	9,100	11,400	78%	77%	2,300	768
Wheatland	1,337	1,403	71%	70%	66	61

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

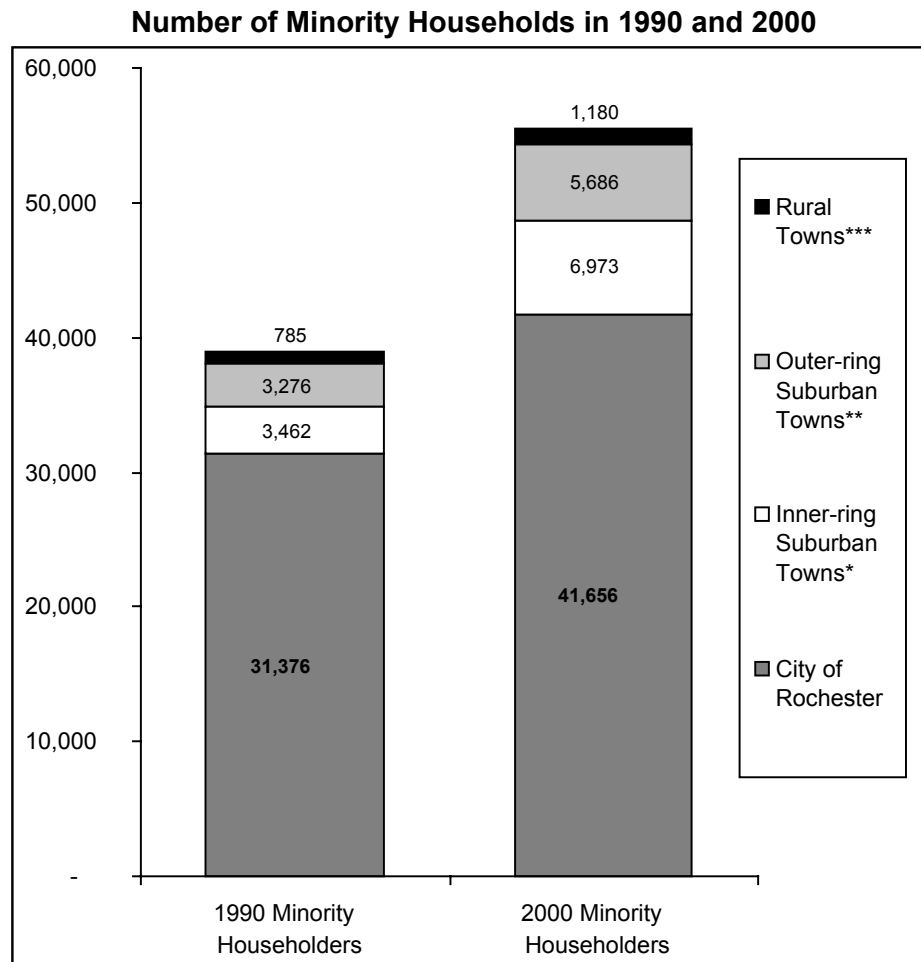
* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Change in Household Race, Ethnicity and Tenure Between 1990 and 2000

Recently released census data was used to evaluate changes in race and ethnicity of heads of households (householders) and whether those households own or rent their housing. Household demographic change was evaluated according to the number of households in Monroe County during 1990 and 2000 and the percent of households by race and ethnicity. Changes in household tenure by race and ethnicity were evaluated in three ways: the first showed the increase or decrease in the number of households who own or rent; the second compared owner-occupancy rates in 1990 and 2000 by race and ethnicity; and the third described changes in the market share of owner-occupied housing by race and ethnicity of household.



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include households reported as multiple races.

* Inner-ring Towns: Brighton, Gates, Greece and Irondequoit

** Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster

*** Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland

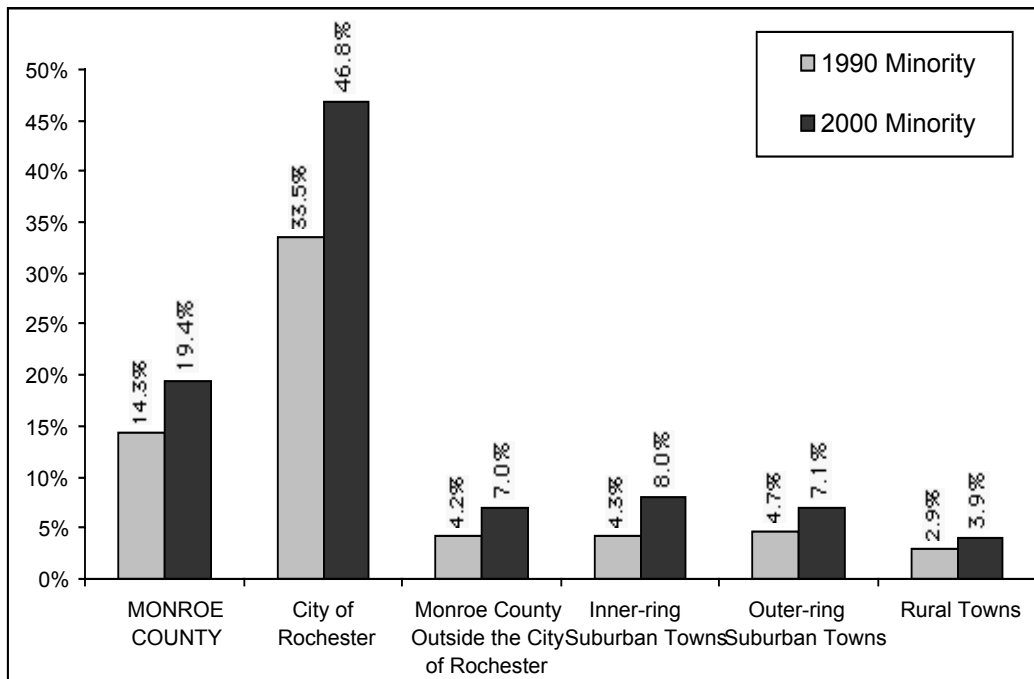
Total Monroe County minority households increased 43%, from 38,899 in 1990 to 55,495 in 2000. The increase of 16,596 minority households is especially great when compared to the 2,028 *decrease* in the total number of White non-Hispanic households. Minority households increased in every town in Monroe County.

In the City of Rochester itself, minority households increased 33% in 2000, from 31,376 in 1990 to 41,656. Minority households in Monroe County exclusive of the City increased 84%, from 7,523 in 1990 to 13,839. Inner-ring suburban towns experienced a 101% increase in the number of minority households. Outer-ring suburban towns had a 74% increase. Rural towns experienced a 50% increase in minority households.

The percent of minority-headed households increased in every area of Monroe County as a result of Countywide changes in the number of minority and White, non-Hispanic households. Overall, minority households made up 14.3% of all households in Monroe County in 1990 and 19.4% in 2000.

The increase in the percentage of suburban minority households has had little or no impact on the concentration of minority households in the City of Rochester. While minority households comprise 19% of all Monroe County households, almost half of all households in the City are minorities, while only 7% of suburban households are minorities.

Minority Households as a Percent of Total Households in 1990 and 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

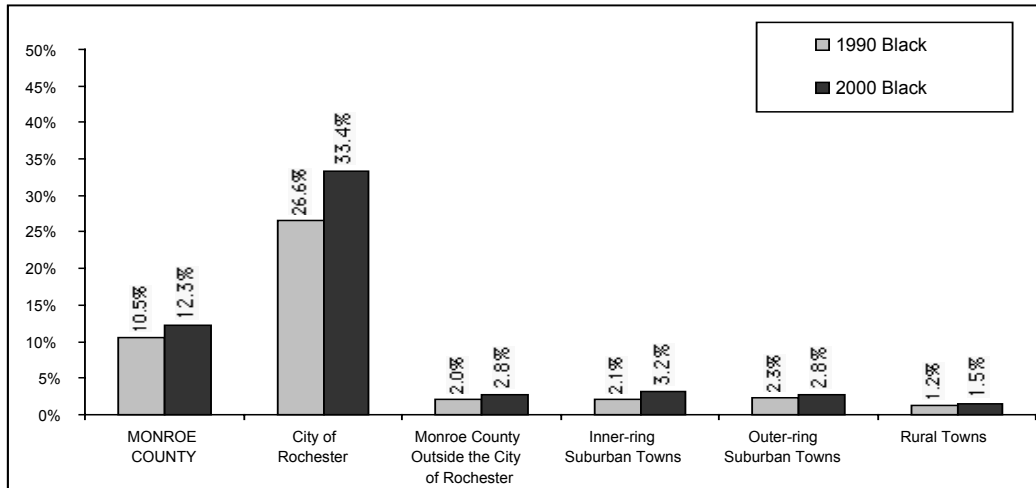
*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland

The figures below show the change in percent of total households that are Black and Hispanic. In general, population changes have been much more substantial in the City than in the remainder of the County. Black households comprised 26.6% of City households in 1990 and 33.4% of City households in 2000, while Black households comprised only 2.8% of all households outside the City in 2000. The difference between the proportion of Hispanic City households and the proportion of Hispanic suburban households was much less extreme. In 2000, 9.9% of City households were Hispanic, while Hispanics made up 1.5% of households in suburban Monroe County.

Black Households as a Percent of Total Households in 1990 and 2000



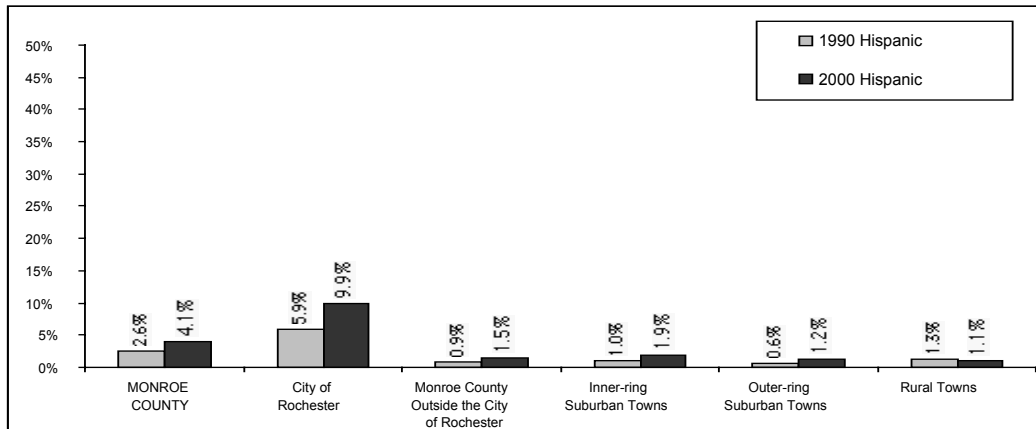
SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden, Wheatland

Hispanic Households as a Percent of Total Households in 1990 and 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

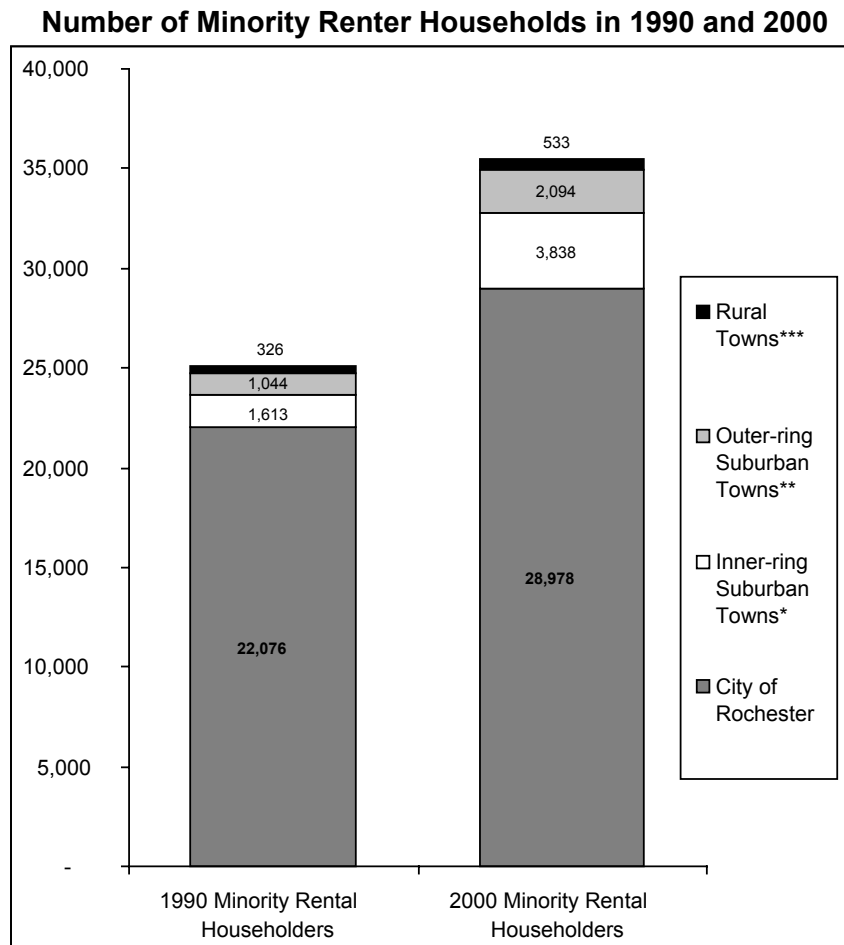
*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden, Wheatland

RENTER HOUSEHOLDS

The number of minority renter households increased in all areas of Monroe County, and the number of minority rental households suburban Monroe County more than doubled. In 1990 there were 2,983 minority rental households living in Monroe County towns. By 2000, this number had grown 117%, to 6,465. Suburban rental opportunities more than doubled in both inner and outer-ring towns. In the City of Rochester, the number of minority rental households increased 31%, to 6,902 households.



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Much of the increase in the number of minority renter households in suburban towns can be attributed to the dramatic increase in the number of Hispanic households. Hispanic renter households increased 125% in suburban Monroe County, from 629 in 1990 to 1,416 in 2000. Black renter households increased 66%, from 1,550 in 1990 to 2,579 in 2000.

Number of Renter Households by Race and Ethnicity in 1990 and 2000

	Number of Black Rental Householders		Number of Hispanic Rental Householders		Number of Minority Rental Householders	
	1990	2000	1990	2000	1990	2000
City of Rochester	17,180	20,257	4,241	6,649	22,076	28,978
Sector 1	38	114	18	79	63	231
Sector 2	443	1,075	84	375	565	1,606
Sector 3	1,542	2,611	687	1,166	2,375	4,019
Sector 4	5,004	5,211	144	194	5,155	5,584
Sector 5	897	1,067	113	239	1,040	1,505
Sector 6	911	1,120	188	253	1,339	1,889
Sector 7	864	1,000	253	339	1,259	1,736
Sector 8	1,369	1,878	238	475	1,662	2,516
Sector 9	2,986	3,407	1,423	2,122	4,432	5,707
Sector 10	3,126	2,774	1,093	1,407	4,186	4,185
Monroe County Outside the City of Rochester	1,550	2,579	629	1,416	2,983	6,465
Inner-ring Suburban Towns	855	1,511	377	871	1,613	3,838
Brighton	290	341	110	187	671	1,486
Gates	86	179	48	74	144	345
Greece	379	564	194	353	622	1,224
Irondequoit	100	427	25	257	176	783
Outer-ring Suburban Towns	535	833	120	393	1,044	2,094
Chili	97	201	10	45	127	312
Henrietta	184	286	37	113	432	693
East Rochester	13	18	12	18	34	52
Penfield	23	70	9	48	76	229
Perinton	112	107	32	70	204	336
Pittsford	17	17	10	18	33	100
Webster	89	134	10	81	138	372
Rural Towns	160	235	132	152	326	533
Clarkson	3	18	5	15	22	42
Hamlin	17	15	20	6	37	29
Mendon	-	4	-	7	-	17
Ogden	11	23	53	25	70	71
Parma	15	17	-	17	15	46
Riga	-	1	4	5	4	9
Rush	-	3	-	2	-	11
Sweden	114	119	46	58	171	239
Wheatland	-	35	4	17	7	69
MONROE COUNTY	18,730	22,836	4,870	8,065	25,059	35,443

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

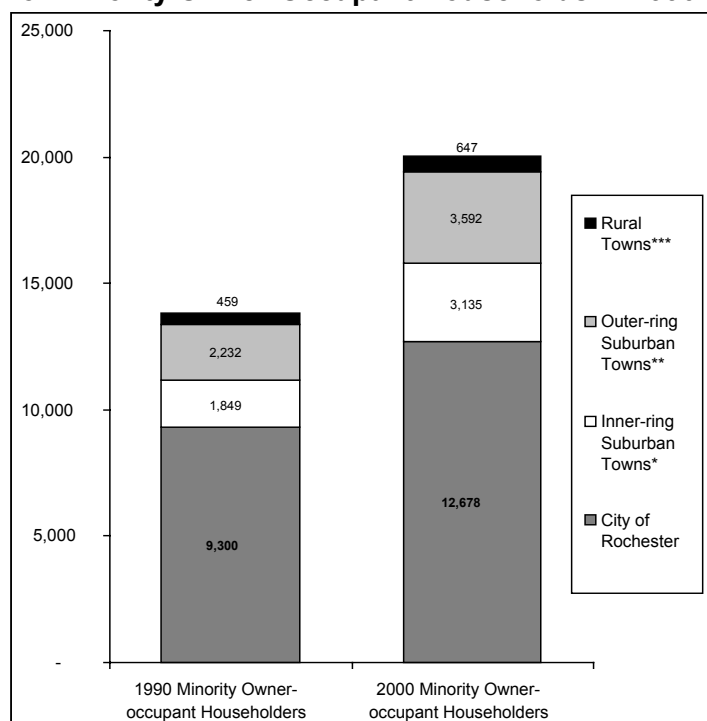
**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

MINORITY OWNER OCCUPANT HOUSEHOLDS

Between 1990 and 2000, home ownership opportunities for minorities in suburban towns increased by more than 60% in both the inner and outer-ring towns. The increase in the number minority owner-occupant households was greater outside the City than in Rochester. However, minority households remain much less likely to own homes than White non-Hispanic households.

Number of Minority Owner-Occupant Households in 1990 and 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

The owner-occupancy rate for White non-Hispanic households Monroe County remained twice the owner-occupancy rate for minority households. In 1990, the owner occupancy rate for White non-Hispanic households was 70.0%, increasing to 72.0% in 2000. In the City of Rochester, the owner-occupancy rate for White non-Hispanic households actually decreased, from 51.3 to 48.8% in 2000. In 1990 the owner-occupancy rate for minority households was 35.6%, increasing only one half of one percent, to 36.1% by 2000.

Because of the relatively large increase in the number of minority rental households living outside the City, the owner occupancy rate for minority households actually decreased in all areas outside the City of Rochester. The owner-occupancy rate for minority City households increased only slightly, from 29.6% to 30.4%. Overall, the owner-occupancy rate for minority households remained flat.

Outside the City, the decline in the owner-occupancy rate of Hispanic households was greater than the decline of the owner-occupancy rate of Black households. Again, this was due to the greater number of renter households living outside the City in 2000 compared to 1990. Rental opportunities for minority households outside the City have exceeded opportunities for home ownership.

Number of Owner-Occupant Households by Race and Ethnicity in 1990 and 2000

	Number of Black Owner-occupant Householders		Number of Hispanic Owner-occupant Householders		Number of Minority Owner-occupant Householders	
	1990	2000	1990	2000	1990	2000
City of Rochester	7,713	9,512	1,263	2,144	9,300	12,678
Sector 1	6	42	9	41	24	113
Sector 2	97	388	80	158	172	644
Sector 3	410	712	101	313	585	1,269
Sector 4	3,751	4,041	45	98	3,861	4,266
Sector 5	82	129	6	5	88	140
Sector 6	71	152	43	52	159	294
Sector 7	66	112	13	54	102	220
Sector 8	657	1,122	164	264	827	1,494
Sector 9	1,629	1,930	574	869	2,297	3,015
Sector 10	944	881	228	285	1,185	1,211
Monroe County Outside the City of Rochester	2,033	2,950	945	1,572	4,540	7,374
Inner-ring Suburban Towns	810	1,271	459	815	1,849	3,135
Brighton	141	129	56	102	391	541
Gates	297	449	116	156	465	801
Greece	282	412	169	318	757	1,083
Irondequoit	90	281	118	239	236	710
Outer-ring Suburban Towns	1,059	1,452	283	585	2,232	3,592
Chili	219	325	32	68	311	487
Henrietta	16	10	14	25	43	58
East Rochester	472	550	67	133	709	1,003
Penfield	93	190	24	85	292	553
Perinton	123	173	64	120	354	616
Pittsford	89	111	36	62	341	530
Webster	47	93	46	92	182	345
Rural Towns	164	227	203	172	459	647
Clarkson	14	13	6	15	25	65
Hamlin	7	20	10	21	24	62
Mendon	-	11	52	19	60	63
Ogden	40	56	62	43	121	147
Parma	22	39	16	22	51	91
Riga	-	15	-	10	13	42
Rush	-	6	17	5	17	24
Sweden	43	36	40	30	101	100
Wheatland	38	31	-	7	47	53
MONROE COUNTY	9,746	12,462	2,208	3,716	13,840	20,052

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

Owner Occupancy Rates for Households by Race and Ethnicity in 1990 and 2000

	Owner Occupancy Rate for Black Householders		Owner Occupancy Rate for Hispanic Householders		Owner Occupancy Rate for Minority Householders	
	1990	2000	1990	2000	1990	2000
City of Rochester	31.0%	32.0%	22.9%	24.4%	29.6%	30.4%
Sector 1	13.6%	26.9%	33.3%	34.2%	27.6%	32.8%
Sector 2	18.0%	26.5%	48.8%	29.6%	23.3%	28.6%
Sector 3	21.0%	21.4%	12.8%	21.2%	19.8%	24.0%
Sector 4	42.8%	43.7%	23.8%	33.6%	42.8%	43.3%
Sector 5	8.4%	10.8%	5.0%	2.0%	7.8%	8.5%
Sector 6	7.2%	11.9%	18.6%	17.0%	10.6%	13.5%
Sector 7	7.1%	10.1%	4.9%	13.7%	7.5%	11.2%
Sector 8	32.4%	37.4%	40.8%	35.7%	33.2%	37.3%
Sector 9	35.3%	36.2%	28.7%	29.1%	34.1%	34.6%
Sector 10	23.2%	24.1%	17.3%	16.8%	22.1%	22.4%
Suburban Monroe County	56.7%	53.4%	60.0%	52.6%	60.3%	53.3%
Inner-ring Suburban Towns	48.6%	45.7%	54.9%	48.3%	53.4%	45.0%
Brighton	32.7%	27.4%	33.7%	35.3%	36.8%	26.7%
Gates	77.5%	71.5%	70.7%	67.8%	76.4%	69.9%
Greece	42.7%	42.2%	46.6%	47.4%	54.9%	46.9%
Irondequoit	47.4%	39.7%	82.5%	48.2%	57.3%	47.6%
Outer-ring Suburban Towns	66.4%	63.5%	70.2%	59.8%	68.1%	63.2%
Chili	69.3%	61.8%	76.2%	60.2%	71.0%	61.0%
Henrietta	72.0%	65.8%	64.4%	54.1%	62.1%	59.1%
East Rochester	55.2%	35.7%	53.8%	58.1%	55.8%	52.7%
Penfield	80.2%	73.1%	72.7%	63.9%	79.3%	70.7%
Perinton	52.3%	61.8%	66.7%	63.2%	63.4%	64.7%
Pittsford	84.0%	86.7%	78.3%	77.5%	91.2%	84.1%
Webster	34.6%	41.0%	82.1%	53.2%	56.9%	48.1%
Rural Towns	50.6%	49.1%	60.6%	53.1%	58.5%	54.8%
Clarkson	82.4%	41.9%	54.5%	50.0%	53.2%	60.7%
Hamlin	29.2%	57.1%	33.3%	77.8%	39.3%	68.1%
Mendon	-	73.3%	100.0%	73.1%	100.0%	78.8%
Ogden	78.4%	70.9%	53.9%	63.2%	63.4%	67.4%
Parma	59.5%	69.6%	100.0%	56.4%	77.3%	66.4%
Riga	-	93.8%	0.0%	66.7%	76.5%	82.4%
Rush	-	66.7%	100.0%	71.4%	100.0%	68.6%
Sweden	27.4%	23.2%	46.5%	34.1%	37.1%	29.5%
Wheatland	100.0%	47.0%	0.0%	29.2%	87.0%	43.4%
MONROE COUNTY	34.2%	35.3%	31.2%	31.5%	35.6%	36.1%

SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden and Wheatland.

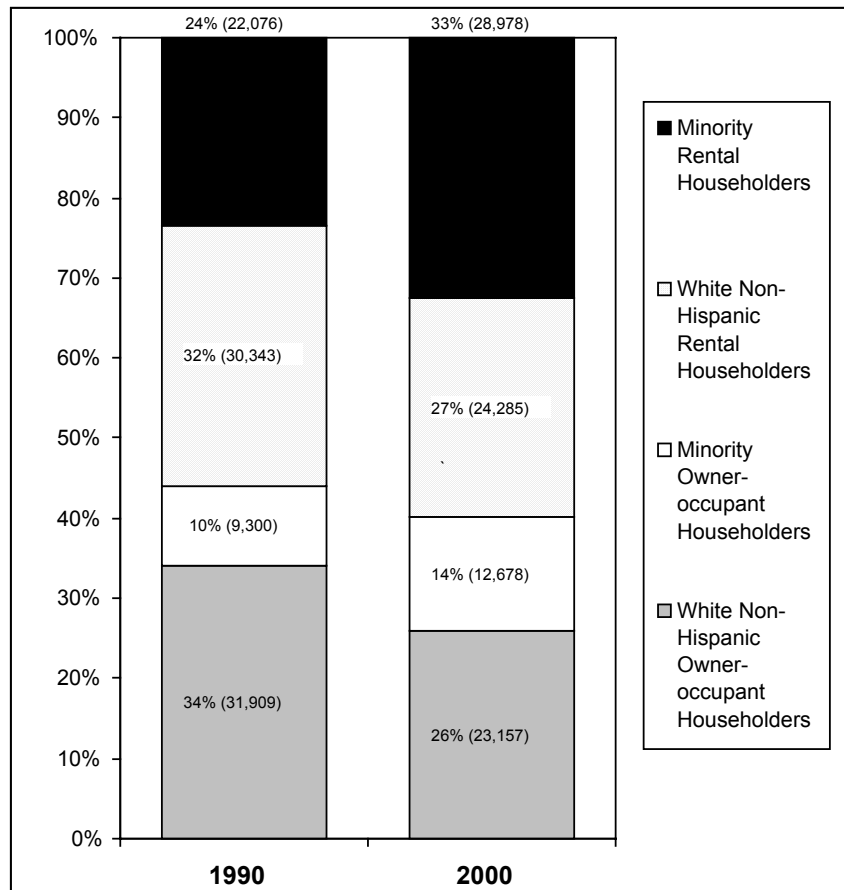
MARKET SHARE

Due to the increase in minority households and decrease in White non-Hispanic households, changes have occurred in minority renter and home owner market share of occupied housing units in Monroe County and the City of Rochester. These changes have been slight outside the City. Minority households still comprise a small proportion of the suburban Monroe County market

City of Rochester

Since 1990, substantial changes have occurred in minority market share in the City of Rochester. In 1990, 24% of occupied housing units were occupied by minority renter households, and 10% were occupied by minority owner-occupant households. In 2000, one-third of occupied housing units were occupied by minority renter households and 14% by minority owner-occupant households. The market share of occupied housing units held by White non-Hispanic households decreased from 66% to 53% between 1990 and 2000.

Household Tenure by Race and Ethnicity in Rochester, NY 1990 and 2000



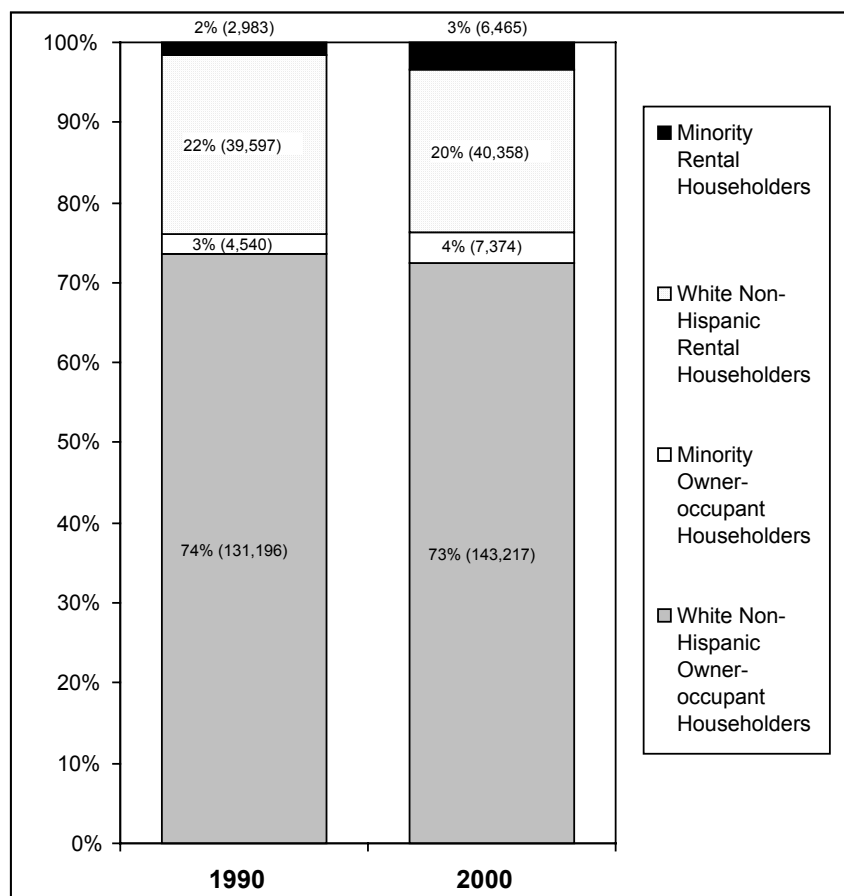
SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

Suburban Monroe County

In suburban Monroe County, shifts in market share of occupied housing units for minority households were less dramatic. Minority households increased their total market share from 5% in 1990 to 7% in 2000. In 1990, minority renter households occupied 8% of the rental housing outside the City and just 4% of the owner-occupied housing. By 2000, the share of rental housing in suburban Monroe County occupied by minorities increased to 13%, and the share of owner-occupied housing increased to 5%. These are modest increases considering that the number of minority households in Monroe County increased 42% while the number of White non-Hispanic households decreased 1%.

Household Tenure by Race & Ethnicity in Suburban Monroe County 1990 and 2000

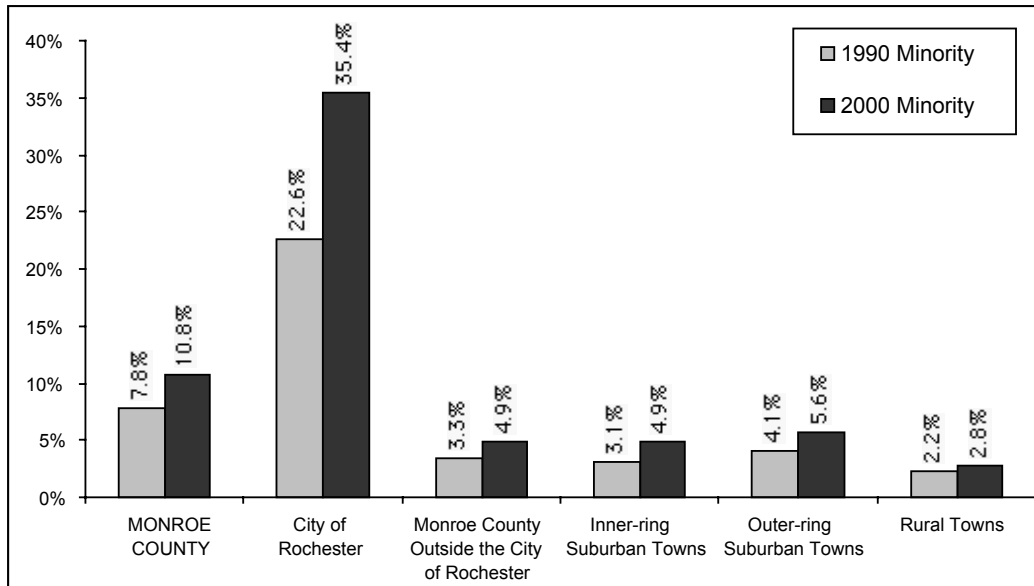


SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

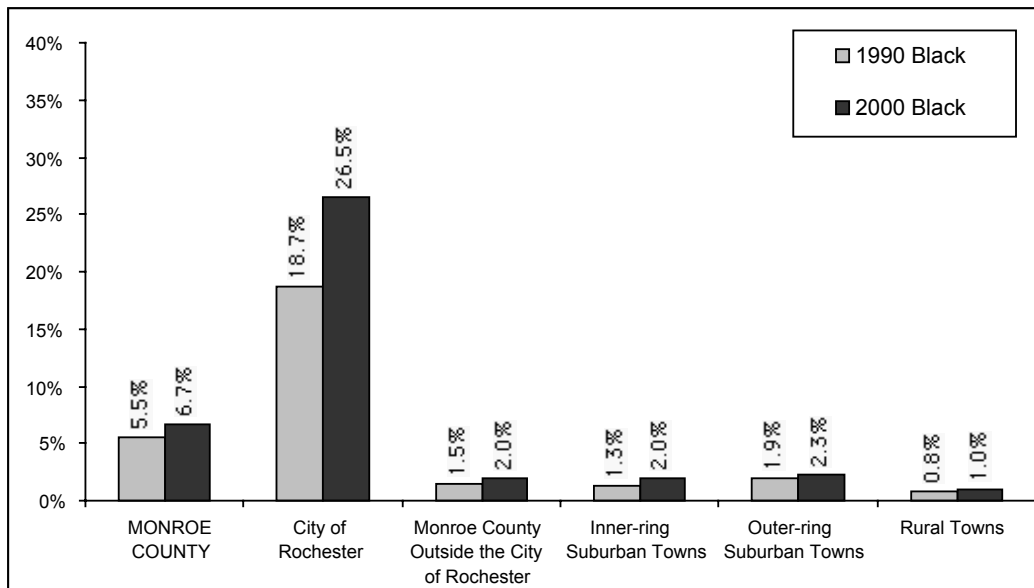
NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

The figures below illustrate the market share of owner-occupied housing for Black, Hispanic and total minority households for various areas in Monroe County. Although the market share of Black, Hispanic and total minority owner occupant households increased in every area of the County, suburban increases are modest compared with the City of Rochester and considering the increase in the total number of minority households in Monroe County.

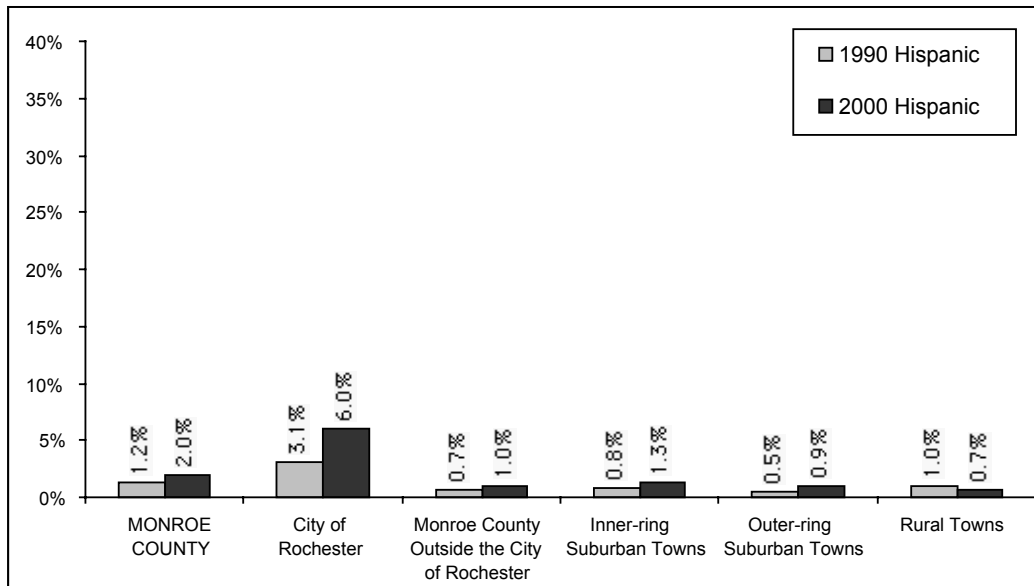
Market Share of Owner-Occupied Housing for Minority Households 1990 and 2000



Market Share of Owner-Occupied Housing for Black Households in 1990 and 2000



Market Share of Owner-Occupied Housing for Hispanic Households 1990 and 2000



SOURCE: Analysis of 1990 and 2000 U.S. Census by The Housing Council.

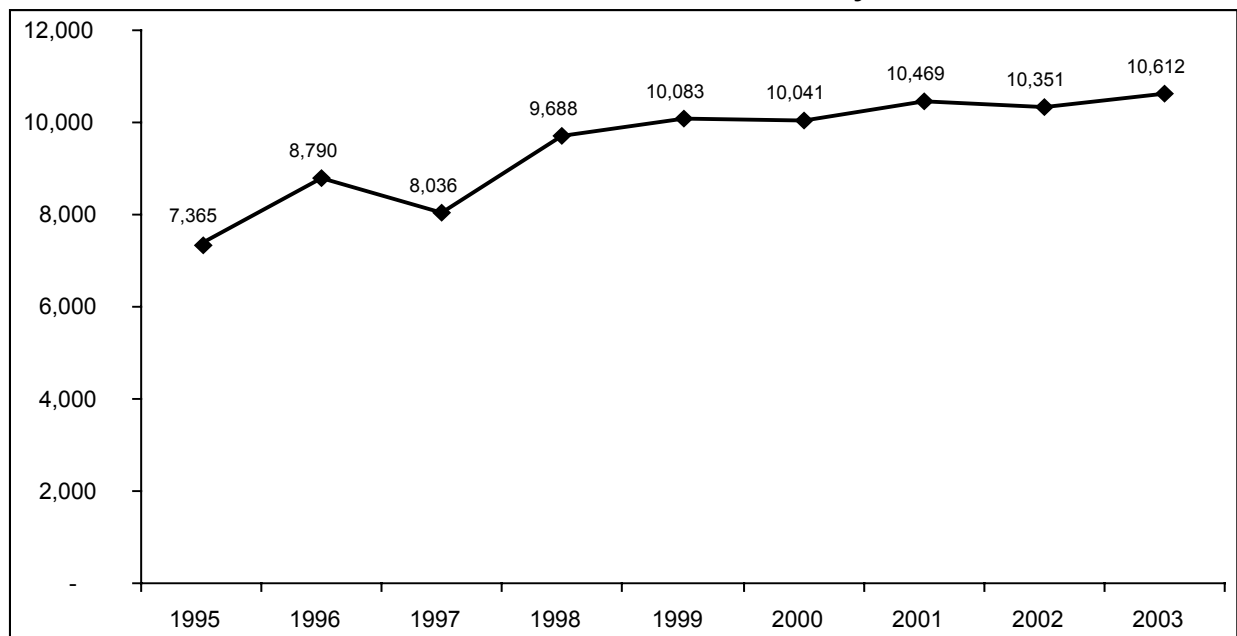
NOTE: Census figures for minority households in 2000 include all households reported as multiple races.

*Inner-ring Towns: Brighton, Gates, Greece and Irondequoit.

**Outer-ring Towns: Chili, East Rochester, Henrietta, Penfield, Perinton, Pittsford and Webster.

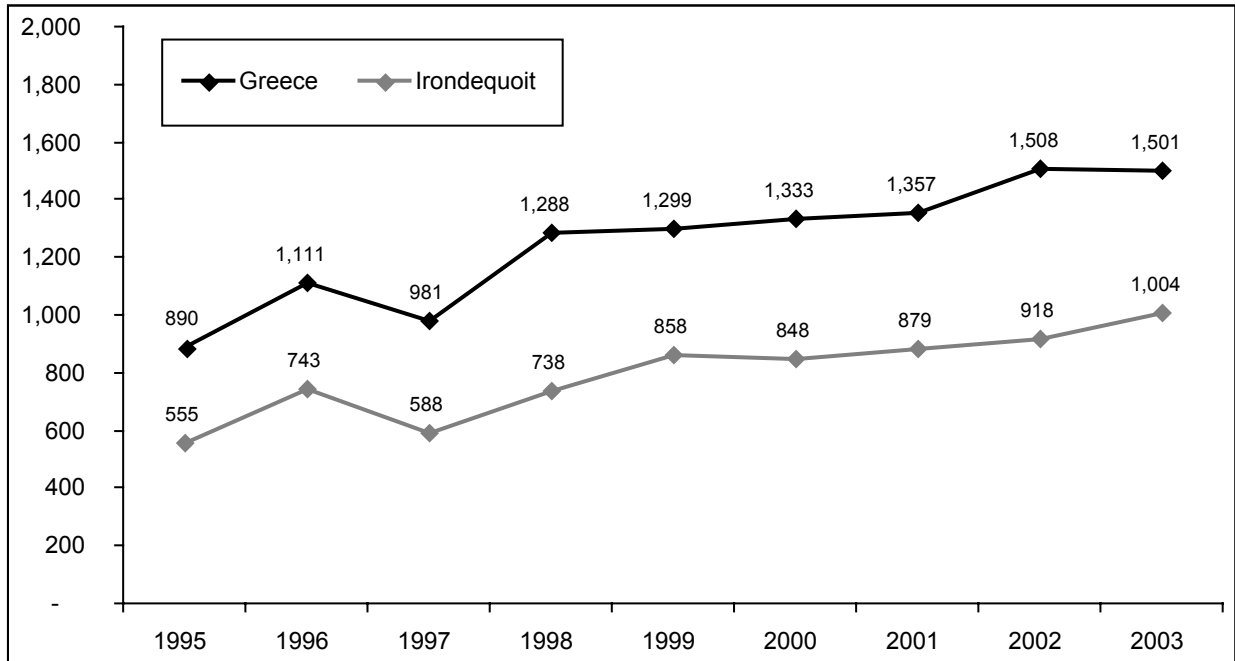
***Rural Towns: Clarkson, Hamlin, Mendon, Ogden, Parma, Riga, Rush, Sweden, Wheatland.

Owner Occupied Home Purchase Mortgage Originations Between 1995 and 2003 in Monroe County



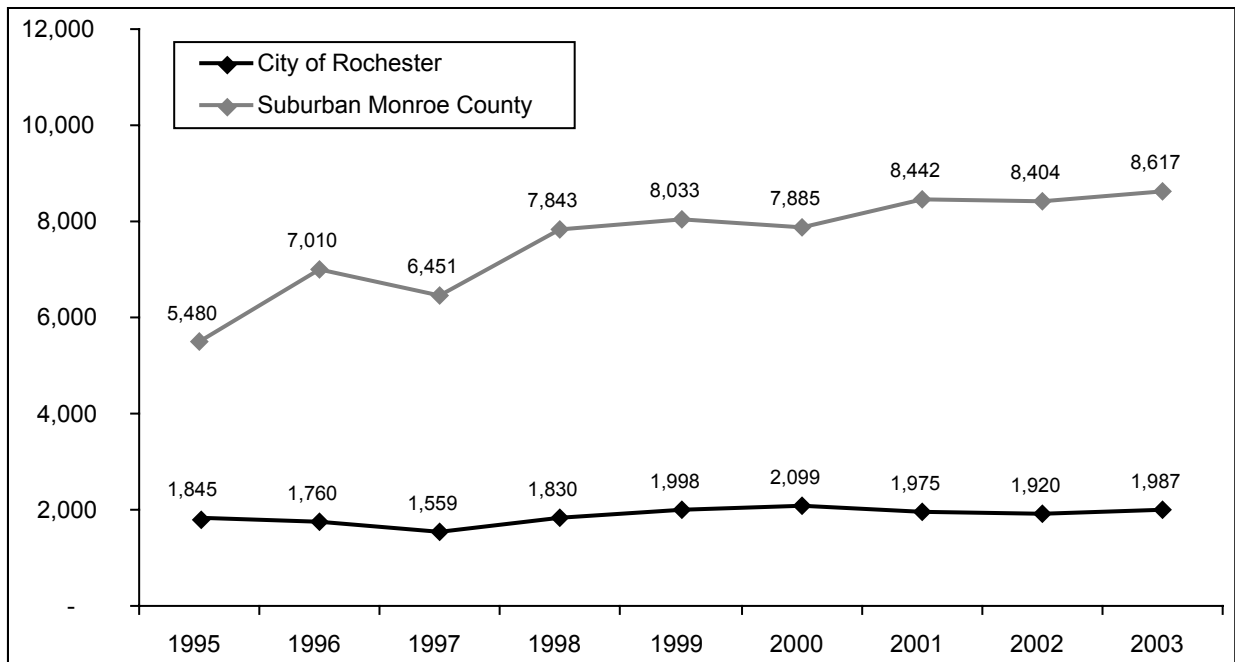
SOURCE: Analysis of HMDA Loan Application Registry data by The Housing Council.

Owner Occupied Home Purchase Mortgage Originations Between 1995 and 2003 in Greece and Irondequoit



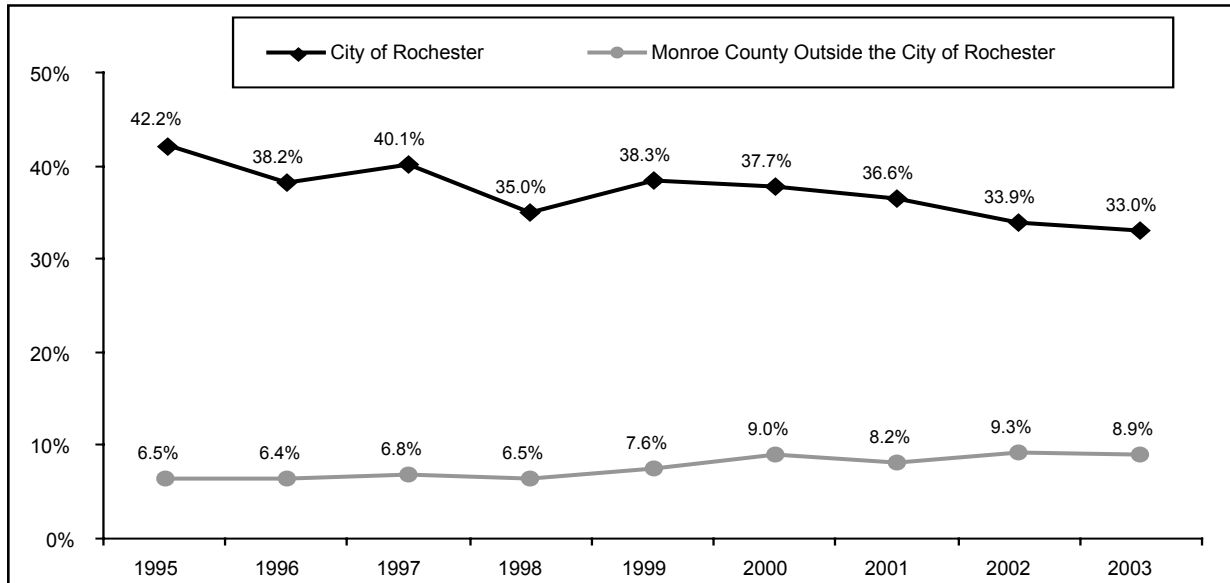
SOURCE: Analysis of HMDA Loan Application Registry data by The Housing Council.

Owner Occupied Home Purchase Mortgage Originations Between 1995 and 2003 in the City of Rochester and Monroe County Outside the City of Rochester



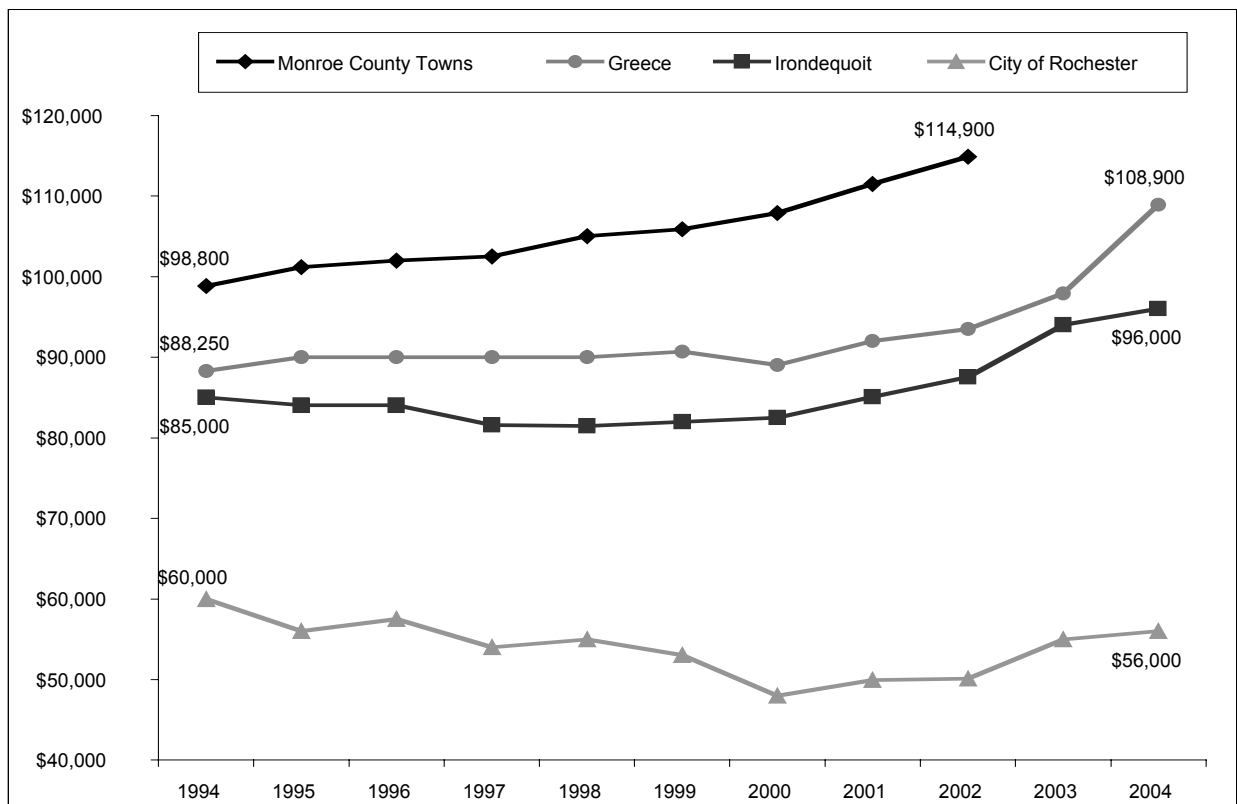
SOURCE: Analysis of HMDA Loan Application Registry data by The Housing Council.

Minority Market Share of Owner Occupied Home Purchase Mortgage Originations in City of Rochester and Monroe County Outside the City of Rochester, 1995-2003



SOURCE: Analysis of HMDA Loan Application Registry data by The Housing Council.

Median Sales Prices for Existing Single Family Homes, 1994-2004



SOURCE: Greater Rochester Association of Realtors, Inc

Median Sales Prices for Existing Single Family Homes, 1994-2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Monroe County Towns	\$ 98,800	\$ 101,150	\$ 102,000	\$ 102,500	\$ 105,000	\$ 105,900	\$ 107,900	\$ 111,500	\$ 114,900		
Brighton	\$ 115,000	\$ 112,000	\$ 113,000	\$ 111,000	\$ 114,000	\$ 115,000	\$ 127,000	\$ 126,000	\$ 137,200	\$ 142,000	\$ 156,000
Chili	\$ 90,000	\$ 90,000	\$ 93,775	\$ 92,000	\$ 97,475	\$ 95,500	\$ 97,700	\$ 101,000	\$ 103,900	\$ 111,950	\$ 120,000
Clarkson*	\$ 83,450	\$ 91,500	\$ 99,400	\$ 89,450	\$ 99,500	\$ 97,000	\$ 96,500	\$ 105,500	\$ 112,900	\$ 118,950	\$ 121,500
East Rochester*	\$ 73,000	\$ 72,100	\$ 74,900	\$ 74,750	\$ 66,500	\$ 73,263	\$ 69,900	\$ 76,000	\$ 78,000	\$ 81,250	\$ 79,000
Gates	\$ 82,500	\$ 84,000	\$ 83,000	\$ 83,500	\$ 84,000	\$ 84,000	\$ 84,900	\$ 85,950	\$ 87,500	\$ 90,000	\$ 95,000
Greece	\$ 88,250	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,700	\$ 89,000	\$ 92,000	\$ 93,500	\$ 97,900	\$ 108,900
Hamlin*	\$ 77,500	\$ 77,000	\$ 80,500	\$ 79,900	\$ 81,500	\$ 82,500	\$ 84,500	\$ 83,900	\$ 86,330	\$ 86,950	\$ 85,500
Henrietta	\$ 89,000	\$ 91,125	\$ 90,450	\$ 89,000	\$ 91,900	\$ 92,500	\$ 94,700	\$ 96,750	\$ 101,000	\$ 109,900	\$ 113,900
Irondequoit	\$ 85,000	\$ 84,000	\$ 84,000	\$ 81,600	\$ 81,500	\$ 82,000	\$ 82,500	\$ 85,050	\$ 87,500	\$ 94,000	\$ 96,000
Mendon*	\$ 170,000	\$ 160,000	\$ 183,500	\$ 178,000	\$ 195,000	\$ 193,500	\$ 209,500	\$ 215,000	\$ 229,900	\$ 217,000	\$ 298,000
Ogden*	\$ 102,250	\$ 95,000	\$ 96,500	\$ 104,000	\$ 108,500	\$ 105,250	\$ 111,250	\$ 118,500	\$ 118,000	\$ 121,200	\$ 142,350
Parma*	\$ 88,000	\$ 89,900	\$ 88,950	\$ 89,000	\$ 90,000	\$ 91,000	\$ 98,800	\$ 104,000	\$ 103,000	\$ 118,000	\$ 138,000
Penfield	\$ 123,500	\$ 123,750	\$ 126,250	\$ 127,000	\$ 135,000	\$ 132,500	\$ 145,000	\$ 148,000	\$ 163,875	\$ 158,000	\$ 176,000
Perinton	\$ 133,000	\$ 138,000	\$ 135,000	\$ 141,500	\$ 139,000	\$ 140,500	\$ 142,900	\$ 151,900	\$ 162,000	\$ 165,000	\$ 181,000
Pittsford	\$ 174,500	\$ 180,000	\$ 180,000	\$ 178,000	\$ 177,000	\$ 189,950	\$ 213,500	\$ 217,500	\$ 214,950	\$ 228,000	\$ 253,000
Riga*	\$ 94,500	\$ 116,450	\$ 109,500	\$ 106,000	\$ 112,500	\$ 96,700	\$ 111,900	\$ 105,000	\$ 110,000	\$ 110,500	\$ 110,000
Rush*	\$ 121,000	\$ 123,500	\$ 140,000	\$ 134,000	\$ 131,500	\$ 130,800	\$ 138,600	\$ 157,450	\$ 128,000	\$ 157,012	\$ 138,500
Sweden*	\$ 84,000	\$ 90,000	\$ 84,250	\$ 83,000	\$ 89,900	\$ 93,000	\$ 89,900	\$ 96,750	\$ 97,500	\$ 103,250	\$ 125,000
Webster	\$ 112,000	\$ 113,250	\$ 115,000	\$ 115,000	\$ 115,000	\$ 118,000	\$ 129,900	\$ 128,450	\$ 139,900	\$ 150,000	\$ 169,000
Wheatland*	\$ 87,500	\$ 87,900	\$ 96,000	\$ 86,000	\$ 86,500	\$ 87,000	\$ 89,750	\$ 109,000	\$ 94,000	\$ 118,900	\$ 109,000
City of Rochester	\$ 60,000	\$ 56,000	\$ 57,500	\$ 54,000	\$ 55,000	\$ 53,000	\$ 48,000	\$ 49,900	\$ 50,101	\$ 55,000	\$ 56,000
United States	\$ 107,200	\$ 110,500	\$ 115,800	\$ 121,800	\$ 128,400	\$ 133,300	\$ 139,000	\$ 147,800	\$ 158,100	\$ 170,000	\$ 184,100

SOURCE: Greater Rochester Association of Realtors, Inc.

Median Sales Prices for Existing Single Family Homes, 1994-2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Rochester MSA	\$ 85,600	\$ 85,000	\$ 86,200	\$ 86,800	\$ 89,000	\$ 87,700	\$ 87,600	\$ 92,200	\$ 93,800	\$ 99,400	\$ 106,500
Monroe County	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 113,900
Monroe County Towns	\$ 98,800	\$ 101,150	\$ 102,000	\$ 102,500	\$ 105,000	\$ 105,900	\$ 107,900	\$ 111,500	\$ 114,900	N/A	\$ 128,000
City of Rochester	\$ 60,000	\$ 56,000	\$ 57,500	\$ 54,000	\$ 55,000	\$ 53,000	\$ 48,000	\$ 49,900	\$ 50,101	\$ 55,000	\$ 56,000
Genesee County	\$ 69,950	\$ 70,000	\$ 72,900	\$ 72,000	\$ 76,000	\$ 76,000	\$ 72,000	\$ 76,000	\$ 75,500	\$ 83,100	\$ 85,000
Livingston County	\$ 76,500	\$ 77,750	\$ 77,900	\$ 82,500	\$ 77,500	\$ 85,000	\$ 79,700	\$ 84,900	\$ 90,500	\$ 95,200	\$ 105,000
Ontario County	\$ 83,750	\$ 86,000	\$ 90,000	\$ 89,900	\$ 87,000	\$ 90,000	\$ 92,000	\$ 97,950	\$ 109,000	\$ 112,900	\$ 116,500
Orleans County	\$ 59,550	\$ 59,300	\$ 63,000	\$ 63,000	\$ 68,500	\$ 64,363	\$ 64,500	\$ 65,400	\$ 63,700	\$ 72,950	\$ 72,500
Wayne County	\$ 79,000	\$ 83,000	\$ 81,750	\$ 80,000	\$ 80,000	\$ 86,000	\$ 84,000	\$ 87,500	\$ 89,900	\$ 95,500	\$ 98,500
Wyoming County	\$ 57,000	\$ 60,000	\$ 61,060	\$ 63,200	\$ 65,000	\$ 62,000	\$ 65,000	\$ 74,000	\$ 70,000	\$ 74,950	\$ 69,000

SOURCE: Greater Rochester Association of Realtors, Inc.

Number of Existing Single Family Homes Sold, 1994-2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Rochester MSA	9,218	8,763	9,183	8,979	9,854	10,400	10,369	10,441	10,846	9,571	
Monroe County	6,604	6,313	6,593	6,419	7,131	7,617	7,502	7,556	7,740	6,925	8,522
Monroe County Towns	5,055	4,891	5,204	5,155	5,762	6,029	5,684	5,897	5,909	5,282	6,636
City of Rochester	1,549	1,422	1,389	1,264	1,369	1,588	1,818	1,659	1,831	1,643	1,886
Genesee County	411	413	363	360	370	411	398	337	365	335	402
Livingston County	467	416	437	417	460	460	452	491	560	484	584
Ontario County	722	666	817	825	863	863	917	942	936	812	1,053
Orleans County	335	276	245	268	263	282	317	298	316	276	366
Wayne County	679	679	728	690	767	767	783	769	929	739	985
Wyoming County	148	138	120	116	127	123	135	139	108	106	134
Total 7 County Area	9,366	8,901	9,303	9,095	9,981	10,523	10,504	10,580	11,030	9,677	12,046

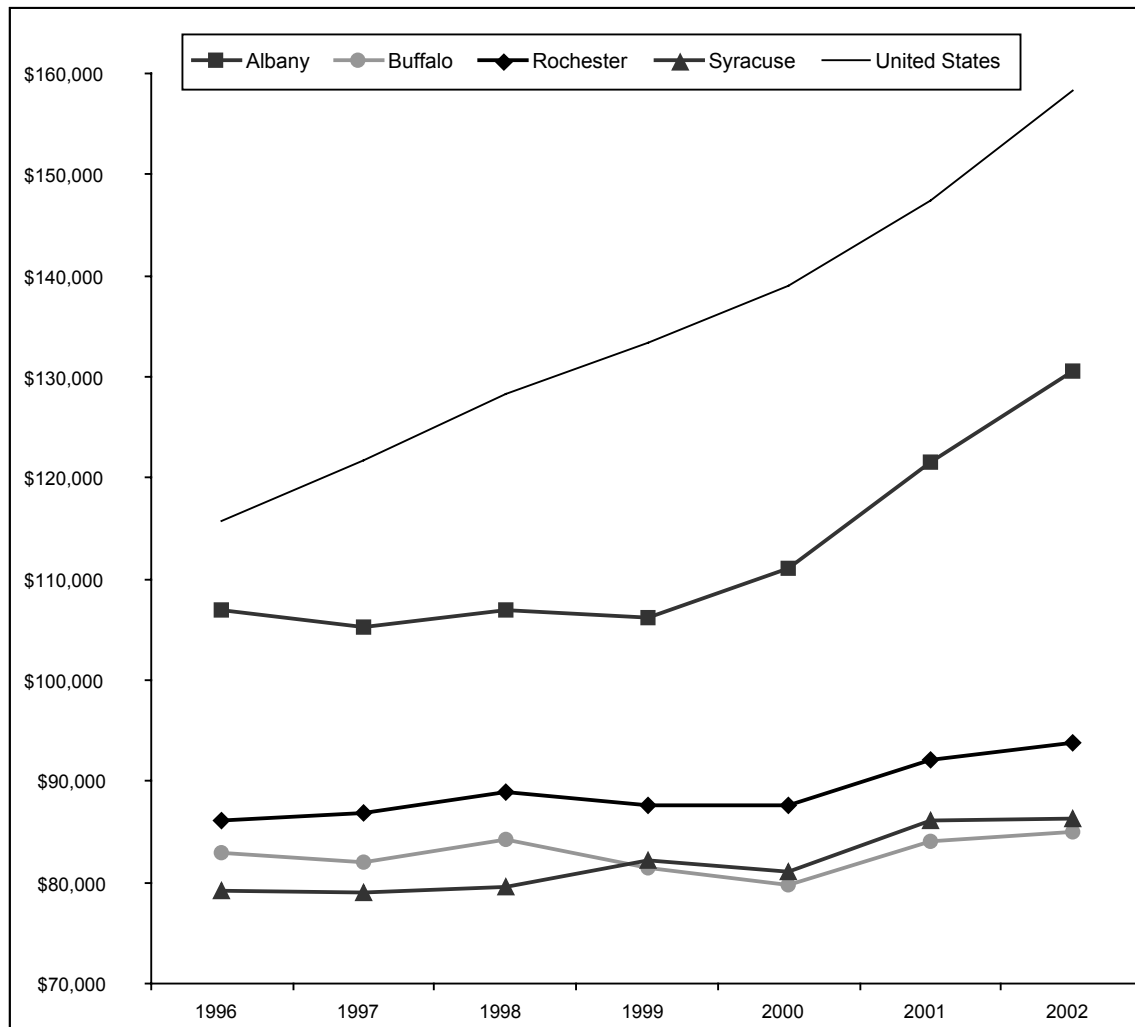
SOURCE: Greater Rochester Association of Realtors, Inc.

MSA Median Sales Prices for Existing Single Family Homes, 1996-2002

	1996	1997	1998	1999	2000	2001	2002
Albany	\$ 106,900	\$ 105,300	\$ 107,000	\$ 106,100	\$ 111,100	\$ 121,600	\$ 130,500
Albuquerque	\$ 122,300	\$ 126,700	\$ 128,200	\$ 130,300	\$ 130,400	\$ 133,300	\$ 133,800
Anaheim-Santa Ana	\$ 213,400	\$ 229,800	\$ 261,700	\$ 280,900	\$ 316,200	\$ 355,600	N/A
Atlanta	\$ 100,700	\$ 108,400	\$ 115,400	\$ 123,700	\$ 131,200	\$ 139,100	\$ 146,500
Baltimore	\$ 113,000	\$ 118,200	\$ 120,600	\$ 127,400	\$ 153,000	\$ 158,200	\$ 179,600
Birmingham	\$ 114,100	\$ 118,900	\$ 122,700	\$ 127,100	\$ 125,500	\$ 133,600	\$ 137,400
Boston	N/A	N/A	\$ 258,400	\$ 290,000	\$ 314,200	\$ 356,600	\$ 395,900
Buffalo	\$ 82,900	\$ 82,000	\$ 84,200	\$ 81,400	\$ 79,800	\$ 84,100	\$ 85,000
Charleston, SC	\$ 94,900	\$ 103,600	\$ 120,000	\$ 131,700	\$ 137,900	\$ 150,800	\$ 159,400
Charlotte	\$ 116,800	\$ 124,200	\$ 134,000	\$ 138,200	\$ 140,300	\$ 144,900	\$ 149,100
Chicago	\$ 153,200	\$ 158,900	\$ 166,800	\$ 171,200	\$ 171,800	\$ 198,500	\$ 220,900
Cincinnati	\$ 104,800	\$ 110,500	\$ 116,300	\$ 119,900	\$ 126,700	\$ 130,200	\$ 134,100
Cleveland	\$ 111,900	\$ 116,800	\$ 121,800	\$ 125,100	N/A	N/A	N/A
Columbus	\$ 108,200	\$ 117,600	\$ 121,700	\$ 125,000	\$ 129,100	\$ 135,700	\$ 140,800
Dallas	N/A	N/A	\$ 111,000	\$ 115,700	\$ 122,500	\$ 131,100	\$ 135,200
Denver	\$ 133,400	\$ 140,600	\$ 152,200	\$ 171,300	\$ 196,800	\$ 218,300	\$ 228,100
Des Moines	\$ 92,400	\$ 98,900	\$ 106,600	\$ 110,500	\$ 116,400	\$ 125,300	\$ 130,200
Detroit	\$ 111,400	\$ 119,600	\$ 132,600	\$ 140,000	N/A	N/A	N/A
El Paso	\$ 76,200	\$ 75,900	\$ 78,100	\$ 78,100	\$ 80,200	\$ 85,800	\$ 88,900
Ft. Laud-HWD-Pp Bch	\$ 112,300	\$ 123,700	\$ 128,600	\$ 136,100	\$ 148,700	\$ 168,100	\$ 197,000
Ft.Meyers-Cape Coral	\$ 78,700	\$ 85,700	\$ 88,800	\$ 94,400	\$ 97,600	\$ 115,700	\$ 134,200
Grand Rapids	\$ 87,200	\$ 93,600	\$ 100,200	\$ 106,700	\$ 114,900	\$ 121,100	\$ 125,300
Hartford	\$ 139,200	\$ 138,100	\$ 142,800	\$ 150,700	\$ 159,900	\$ 167,300	\$ 175,900
Houston	\$ 84,700	\$ 90,900	\$ 97,500	\$ 105,300	\$ 116,100	\$ 122,400	\$ 132,800
Indianapolis	\$ 98,000	\$ 103,700	\$ 108,400	\$ 110,900	\$ 112,300	\$ 116,900	\$ 116,800
Jacksonville	\$ 88,400	\$ 86,400	\$ 95,000	\$ 95,200	\$ 100,000	\$ 109,900	\$ 117,800
Kansas City	\$ 98,800	\$ 106,800	\$ 114,000	\$ 120,700	\$ 127,400	\$ 135,700	\$ 137,400
Los Angeles Area	\$ 172,900	\$ 176,500	\$ 192,600	\$ 199,000	\$ 215,900	\$ 241,400	N/A
Louisville	\$ 91,300	\$ 96,800	\$ 106,100	\$ 109,700	\$ 116,700	N/A	N/A
Memphis	\$ 96,100	\$ 103,700	\$ 109,800	\$ 111,300	\$ 115,600	\$ 125,100	\$ 129,200
Miami-Hialeah	\$ 113,200	\$ 117,700	\$ 121,500	\$ 134,600	\$ 144,600	\$ 162,700	\$ 189,800
Milwaukee	\$ 119,400	\$ 125,300	\$ 132,900	\$ 135,300	\$ 140,700	\$ 149,400	\$ 173,800
Minneapolis-St. Paul	\$ 113,900	\$ 118,400	\$ 128,000	\$ 138,700	\$ 151,400	\$ 167,100	\$ 185,000
Nashville-Davidson	\$ 112,700	\$ 115,200	\$ 116,700	\$ 116,400	N/A	\$ 130,000	N/A
New Haven-Meriden	\$ 133,300	\$ 134,100	\$ 137,800	\$ 145,700	\$ 151,600	\$ 168,000	\$ 192,300
New Orleans	\$ 87,000	\$ 93,300	\$ 102,100	\$ 109,100	\$ 112,000	\$ 117,400	\$ 122,900
New York-N NJ-L Isl	\$ 174,500	\$ 177,900	\$ 188,100	\$ 203,200	\$ 230,200	\$ 258,700	\$ 310,000
Nassau-Suffolk	\$ 159,800	\$ 164,000	\$ 175,400	\$ 190,400	\$ 214,000	\$ 248,400	\$ 312,900
Oklahoma City	\$ 74,600	\$ 77,000	\$ 82,700	\$ 84,200	\$ 85,400	\$ 95,000	\$ 100,100
Omaha	\$ 88,300	\$ 93,600	\$ 101,700	\$ 109,400	\$ 116,900	\$ 117,100	\$ 122,400
Orlando	\$ 92,400	\$ 94,500	\$ 98,800	\$ 105,300	\$ 111,200	\$ 124,100	\$ 136,000
Philadelphia	N/A	N/A	\$ 129,700	\$ 124,800	\$ 125,200	\$ 134,800	\$ 146,100
Phoenix	\$ 105,300	\$ 113,700	\$ 120,200	\$ 126,400	\$ 134,400	\$ 139,400	\$ 143,300
Pittsburgh	\$ 84,800	\$ 87,000	\$ 89,000	\$ 89,900	\$ 93,600	\$ 97,800	\$ 101,500
Portland, OR	\$ 141,500	\$ 152,400	\$ 158,100	\$ 165,000	\$ 170,100	\$ 172,300	\$ 180,400
Providence	\$ 118,100	\$ 119,600	\$ 124,400	\$ 128,800	\$ 137,800	\$ 158,000	\$ 193,200
Rochester	\$ 86,200	\$ 86,800	\$ 89,000	\$ 87,700	\$ 87,600	\$ 92,200	\$ 93,800
Saly Lake City-Ogden	\$ 122,700	\$ 128,600	\$ 133,500	\$ 137,900	\$ 141,500	\$ 147,600	\$ 148,800
San Antonio	\$ 84,900	\$ 86,800	\$ 88,700	\$ 91,100	\$ 96,000	\$ 103,800	\$ 110,400
San Diego	\$ 174,500	\$ 185,200	\$ 207,100	\$ 231,600	\$ 269,400	\$ 298,600	N/A
San Francisco Bay Area	\$ 266,700	\$ 286,200	\$ 321,700	\$ 340,800	\$ 454,600	\$ 475,900	N/A
Seattle	\$ 164,600	\$ 171,300	\$ 175,300	\$ 183,700	\$ 230,100	\$ 245,400	\$ 254,000
St. Louis	\$ 91,200	\$ 96,900	\$ 101,700	\$ 102,900	\$ 108,400	\$ 116,200	\$ 117,000
Syracuse	\$ 79,100	\$ 79,000	\$ 79,600	\$ 82,100	\$ 81,000	\$ 86,100	\$ 86,400
Tampa-St. Pete-Clearw	\$ 81,300	\$ 83,900	\$ 89,300	\$ 94,000	\$ 110,800	\$ 122,300	\$ 135,200
Toledo	\$ 84,200	\$ 87,300	\$ 94,500	\$ 98,100	\$ 104,000	\$ 111,100	\$ 109,600
Washington DC-MD-VA	\$ 160,700	\$ 166,300	\$ 172,100	\$ 176,500	\$ 182,600	\$ 212,700	\$ 250,200
United States	\$ 115,800	\$ 121,800	\$ 128,400	\$ 133,300	\$ 139,000	\$ 147,500	\$ 158,300

SOURCE: Greater Rochester Association of Realtors, Inc.

MSA Median Sales Prices for Existing Single Family Homes



SOURCE: Greater Rochester Association of Realtors, Inc.